

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	50	
Interior Wall	05	DRYWALL	50	
Interior Floo	14	CARPET	70	
Interior Floo	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	94,853
BAS	450	100	450	18,795
FOP	48	30	14	585
PTO	110	5	6	250
PTO	130	5	6	250
UCP	390	20	78	3,258
UST	63	45	28	1,169
TOTALS	3,462		2,853	119,161

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,853	103.3060	93.23	265,985	1978	1978	0	0	25	30.20	44.80

1 SINGLE FAM - 0% - 2023 Heated Area: 2721 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		119,161	
TOTAL MARKET OB/XF VALUE		6,964	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		201,125	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,125	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,125	
TOTAL JUST VALUE		201,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1236	3/31/2022	WD	Q	I	01	197,900
GRANTOR: BEHRENS MITCHELL B &						
GRANTEE: JFCB HOLDINGS LLC						
2431/0577	2/02/2021	WD	Q	I	01	206,000
GRANTOR: FOURAKER JONATHAN A &						
GRANTEE: BEHRENS MITCHELL B						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	28	24	672.00	SF	35.00	35.00	100	1980	1980	3	20	4,704	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
3	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1992	1992	3	20	720	

BUILDING NOTES	
UCP=[YR=1993] W30 PTO=[YR=2012] W13 PTO=[YR=2012] W11 S10	
BAS=[YR=1993] W31 S45 E19 N14 E14 FOP=[YR=1993] S6 E8 N6 W8\$	
E22 N3 E12 BAS=[YR=2012] E18 N25 W18 S25\$ N25 W12 N3 W24\$ E11	
N10\$ S10 E13 N10\$ S13 E30 N13\$ PTR= E20 UST=[YR=1993] E9 S7	
W9 N7\$ W20\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000								