

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	08	WD ON PLY 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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		9003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,884	100	1,884
FEP	144	80	115
FSP	184	40	74
UCP	484	20	97
TOTALS	2,696		2,170
			143,579

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,170	93.1000	84.02	182,323	1950	1985	0	0	21.25	78.75

1 SINGLE FAM - 0% - 0 Heated Area: 1884 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			143,579
TOTAL MARKET OB/XF VALUE			4,499
TOTAL LAND VALUE - MARKET			79,200
TOTAL MARKET VALUE			227,278
SOH/AGL Deduction			36,545
ASSESSED VALUE			190,733
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			190,733
TOTAL JUST VALUE			227,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017944	REPAIR/RRF	15,400	12/29/2021
7650	REPAIR/RRF	6,972	10/31/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2179/0954	2/06/2018	SW U	U	I	11	100

GRANTOR: MALLARD RICHARD EDWAR
GRANTEE: MALLARD FAMILY TRUS
1894/1979 11/24/2013 QC U I 11 75,000
GRANTOR: LAFOLLETTE MARLOW PAT
GRANTEE: MALLARD RICHARD EDW

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	0940	SHEDS/PORT	0	0	20	20	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608	
2	0940	SHEDS/PORT	0	0	20	19	380.00	SF	19.50	19.50	100	1980	1980	3	20	1,482	
3	0681	POLE SHED	0	0	18	18	324.00	SF	15.00	15.00	100	2000	2000	3	29	1,409	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BAS=[YR=1993] W26 N8 W2 N10 W2 FEP=[YR=1993] N8W18S8 E18S W20 S10 W2 S14 UCP=[YR=1993] W22 S22 E22 N22 S S22 FSP=[YR=1993] S8 E23 N8 W23S E52 N28S.	

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	2.64	AC		1.00	1.00	1.00	30,000.00	30,000.00	79,200							