



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

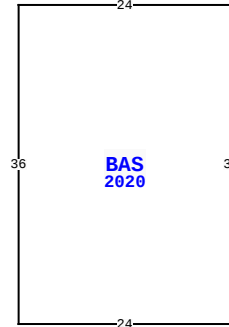
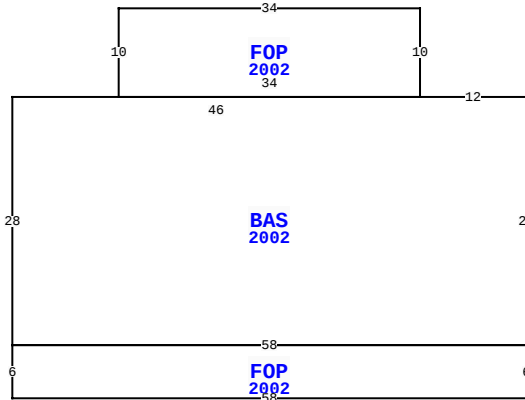
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	178,203
BAS	864	100	864	94,807
FOP	340	30	102	11,193
FOP	348	30	104	11,412
TOTALS	3,176		2,694	295,614

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,335.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.45

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,694	99.3600	117.99	317,865	2002	2007	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2488 HX Base Yr 2021												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					295,614				
TOTAL MARKET OB/XF VALUE					4,432				
TOTAL LAND VALUE - MARKET					47,850				
TOTAL MARKET VALUE					347,896				
SOH/AGL Deduction					88,724				
ASSESSED VALUE					259,172				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					209,172				
TOTAL JUST VALUE					347,896				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					295,809				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005756	REPAIR/RRF	14,500	07/02/2020
B018638	NEW CONSTR	100,000	08/01/2001
B018639	GARAGE	19,100	08/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2410/0444	11/19/2020	WD	Q	I	02	304,900	
GRANTOR: SCHEIDER FREDERICK &							
GRANTEE: RUSSELL LACY L & JA							
1344/0429	8/23/2005	WD	Q	I		210,000	
GRANTOR: VERMILLION EDDIE A &							
GRANTEE: SCHEIDER FREDERICK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W12 FOP=[YR=2002] N10 W34 S10 E34\$ W46 S28 FOP=[YR=2002] S6 E58 N6 W58\$ E58 N28\$ PTR=E20 BAS=[YR=2020] E24 S36 W24 N36\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.45