



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2,652	322,271
FGR	692	55	381	46,299
FOP	35	30	10	1,215
FSP	209	40	84	10,208
TOTALS	3,588		3,127	379,993

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,047.00	SF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,127	104.4200	124.00	387,748	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2022 Heated Area: 2652 HX Base Yr											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF 10,261											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,047.00	SF	10.00	10.00	100	2018

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		379,993	
TOTAL MARKET OB/XF VALUE		10,261	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		465,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		465,254	
TOTAL EXEMPTION VALUE		13	465,254
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		465,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002436	CO ISSUED	0	03/08/2018
1800761	REPAIR/RRF	1,000	01/01/2018
17008521	NEW CONSTR	450,708	09/26/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2648/341	6/15/2023	WD Q	Q	I	01
GRANTOR: ROBERTS STEPHEN Y JR					
GRANTEE: MIKOLAJCZYK JAMES J					
2489/1599	8/16/2021	WD Q	Q	I	01
GRANTOR: ZILLOW HOMES PROPERTY					
GRANTEE: ROBERTS STEPHEN Y J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W17 FSP=[YR=2018] W19 S11 E19 N11\$ S11 W19 N11 W14 S71 E12 N2 E3 FOP=[YR=2018] E5 FGR=[YR=2018] E11 S6 E19 N27 W4 S2 W26 S19\$ N7 W5 S7\$ N7 E5 N12 E26 N2 E4 N48\$.											