



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100	2,024	237,973
FGR	496	55	273	32,098
FOP	132	30	40	4,703
FSP	211	40	84	9,877
FUS	272	100	272	31,980
TOTALS	3,135		2,693	316,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	1,086.00	SF	10.00	10.00
2	0855	CONC PAVER	0	0	0	48.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	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	2,693	102.6000	121.84	328,115	2015	2015	0	0	0	3.50	96.50
1 SNGL FAM - 0% - 0												
Heated Area: 2296												
HX Base Yr												

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF												
10,887												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		316,631	
TOTAL MARKET OB/XF VALUE		10,887	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		402,518	
SOH/AGL Deduction		77,145	
ASSESSED VALUE		325,373	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		325,373	
TOTAL JUST VALUE		402,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530562	CO ISSUED	0	11/02/2015
B1530562	NEW CONSTR	289,748	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2400/0723	10/13/2020	WD	Q	I	01	312,000	
GRANTOR: PHELPS STEVEN & DEARL							
GRANTEE: STEWART PORTIA							
2014/0280	11/13/2015	WD	Q	I	01	286,100	
GRANTOR: AMELIA MARSHES LLC							
GRANTEE: PHELPS STEVEN & DEA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W52 FGR=[YR=2015] W22 S20 E26 N14 W4 N6\$ S6 E4 S17 FOP=[YR=2015] S8 W6 S14 E6 N14 E6 N8 W6\$ E6 S8 W6 S14 E16 S4 E12 N4 E20 N14 FSP=[YR=2015] E3 N17 W3 S1 W10 S16 E10\$ W10 N16 E10 N15\$ PTR=E15 FUS=[YR=2015] E16 S17 W16 N17\$ W15\$.									