

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,872	100	1,872
FGR	444	55	244
FOP	21	30	6
FSP	280	40	112
FST	60	55	33
TOTALS	2,677		2,267
			241,684

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
0900	01	2,267	119.2268	141.58	320,962	1978	1988	0	0	24.70	75.30										
1 SNGL FAM - 100% - 0																					
Heated Area: 1872																					
HX Base Yr																					
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/13/2023</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	AG DATE				06/13/2023	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		241,684	
TOTAL MARKET OB/XF VALUE		21,751	
TOTAL LAND VALUE - MARKET		58,200	
TOTAL MARKET VALUE		321,635	
SOH/AGL Deduction		185,518	
ASSESSED VALUE		136,117	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		86,117	
TOTAL JUST VALUE		321,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001328	REMODEL	21,311	02/21/2023
B995878	XFOB	7,000	08/20/1999
B995739	SWIM POOL	18,537	01/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0234/0055	2/01/1977	WD	U	V		7,000

BUILDING NOTES	
GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS	
BAS=[YR=1993] W23 FSP=[YR=1999] N14 W20 S14 E20\$ W32	
FST=[YR=1993] W10 FGR=[YR=1993] W8 S28 E18 N22 W10 N6\$ S6 E10	
N6\$ S32 E16 FOP=[YR=1993] S1 E7 N3 W7 S2\$ N2 E7 S2 E11 S6 E21	
N38\$.	

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	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	1980	1980	3	35	774	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1980	1980	3	35	546	
3	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,113	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
5	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	1999	1999	3	25	10,200	
6	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	1999	1999	3	79	4,582	
7	0910	SCRN RM L	0	100	0	0	1,352.00	SF	15.00	15.00	100	1999	1999	3	20	4,056	
TOTALS															21,751		

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	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200							