

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,632	100	1,632
FGR	400	55	220
FOP	31	30	9
FSP	192	40	77
TOTALS	2,255		1,938
			224,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,938	107.8000	128.01	248,083	2003	2003	0	0	9.50	90.50

1 SNGL FAM - 0% - 0 Heated Area: 1632 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		224,515	
TOTAL MARKET OB/XF VALUE		5,862	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		295,377	
SOH/AGL Deduction		61,874	
ASSESSED VALUE		233,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,503	
TOTAL JUST VALUE		295,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1229	8/30/2018	WD U	I	I	11	100
GRANTOR: WATSON WILLIAM A JR						
GRANTEE: REVOCABLE LIVING TR						
1621/0909	5/11/2009	WD U	I	I	12	209,000
GRANTOR: MACHNIK DARLENE L						
GRANTEE: WATSON WILLIAM A JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0	0	0	637.00	SP	5.20	5.20	100	2003

TOTAL OB/XF												5,862												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W21 FSP=[YR=2011] W24 S8 E24 N8\$ S8 W24 S28 FGR=[YR=2003] S20 E20 N7 FOP=[YR=2003] E5 N3 W1 N4 W4 S7\$ N13 W20\$ E20 S6 E4 S4 E11 N3 E10 N43\$.	

LAND DESCRIPTION		TOTAL OB/XF																							5,862
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								