



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	13	LVT/LAMMT 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	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	295,707
FGR	734	55	404	48,172
FOP	39	30	12	1,431
FSP	210	40	84	10,016
FST	18	55	10	1,193
TOTALS	3,481		2,990	356,517

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2017
2	0811	CONCRETE B	0	100	0	0	907.00	SF	5.20	5.20	100	2017
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2017

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	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	2,990	102.4600	121.67	363,793	2017	2017	0	0	0	2.00	98.00
1 SNGL FAM - 100% - 2018 Heated Area: 2480 HX Base Yr 2018												
BLD DATE: 06/22/2023 MLU												

TOTAL OB/XF												
6,825												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY												STANDARD
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE												356,517
TOTAL MARKET OB/XF VALUE												6,825
TOTAL LAND VALUE - MARKET												65,000
TOTAL MARKET VALUE												428,342
SOH/AGL Deduction												133,864
ASSESSED VALUE												294,478
TOTAL EXEMPTION VALUE												50,000
BASE TAXABLE VALUE												244,478
TOTAL JUST VALUE												428,342
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												343,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705756	CO ISSUED	0	11/07/2017
B1705756	NEW CONSTR	322,967	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/30	4/14/2023	WD	Q	I	01	539,500
GRANTOR: CATHELL REBECCA &						
GRANTEE: MCFARLAND HENRY JR						
2158/1707	11/20/2017	WD	Q	I	02	329,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CATHELL REBECCA & R						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2017] W24 FSP=[YR=2017] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2017] S1 E11 FGR=[YR=2017] S4 E22 N2 E10 N21 W14 FST=[YR=2017] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52\$.												