



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD 80		
Exterior Wall	20	FACE BRICK 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,390	100	2,390	323,678
FOP	256	30	77	10,428
FSP	300	40	120	16,252
TOTALS	2,946		2,587	350,357

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 0							

Heated Area: 2390 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			350,357
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			68,400
TOTAL MARKET VALUE			421,357
SOH/AGL Deduction			10,716
ASSESSED VALUE			410,641
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			410,641
TOTAL JUST VALUE			421,357
NCON VALUE			352,957
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014311	CO ISSUED	0	09/20/2022
22000780	NEW CONSTR	362,788	01/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/0303	12/09/2021	WD U	V	V	30	100

GRANTOR: MASON STEVEN V & RHON
GRANTEE: MASON RYAN VANCE &

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W23 N4 W14 FSP=[YR=2022] N8 W25 S12 E25 N4\$ S4 W39 S30 E15 S2 FOP=[YR=2022] S8 E32 N8 W32\$ E32 N4 E13 S3 E16 N31\$.	

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	0	0	0		6.50	100	2022	2022	3	100	2,600	

LAND DESCRIPTION		TOTAL OB/XF														2,600								
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	0		OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,400							