

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4015.00			

TOTALS	2,838		2,167	240,078
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	2,245.00	SF	5.20	5.20	100	1989
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989
3	0300	BOAT DCK W	0 100	0	0	168.00	SF	40.00	40.00	100	2002
5	0911	SCRN RM A	0 100	6	10	60.00	SF	17.50	17.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		RS-1	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	2,167	101.9592	121.08	262,380	1989	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2023 Heated Area: 1704 HX Base Yr 2023											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU											

TOTAL OB/XF											
10,782											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			240,078
TOTAL MARKET OB/XF VALUE			10,782
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			450,860
SOH/AGL Deduction			0
ASSESSED VALUE			450,860
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			400,860
TOTAL JUST VALUE			450,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			452,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104693	(1) DOOR	2,826	04/15/2021
P172162	OTHER	0	04/01/2017
5894	NEW CONSTR	67,213	07/26/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2426/1619	1/20/2021	WD	Q	I	01
GRANTOR: TRINE THOMAS N & CARO					
GRANTEE: HALL PAMELA W					
2140/1055	8/16/2017	WD	Q	I	01
GRANTOR: SPEER THERESA C & ROB					
GRANTEE: TRINE THOMAS N & CA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 UOP=[YR=1993] N8 W38 S8 FSP=[YR=1993] W11 S14 E13 N14 W2 \$ E38\$ W36 S14 W13 S16 E5 S10 FGR=[YR=1993] W9 S24 E24 N24 W15 \$ E11 N10 E9 STP=[YR=1993] S4 E12 N4 W3 FOP=[YR=1994] N4 W6 S4 E6\$ W9 \$ E3 N4 E6 S4 E26 N30 \$.											