



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 90		
Exterior Wall	21	STONE 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	126,905
FGR	399	55	219	22,912
FOP	8	30	2	210
PTO	100	5	5	523
TOTALS	1,720		1,439	150,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,439	126.0688	113.78	163,729	2005	2005	0	0	8.05	91.95

1 SINGLE FAM - 0% - 0 Heated Area: 1213 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			150,549
TOTAL MARKET OB/XF VALUE			2,923
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			208,472
SOH/AGL Deduction			35,914
ASSESSED VALUE			172,558
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,558
TOTAL JUST VALUE			208,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104424	ROOF	3,015	04/09/2021
B1906682	(2) WINDOWS	3,015	08/01/2019
M000144	H/AC	0	08/01/2005
E0515243	NEW CONSTR	0	06/01/2005
P0509611	NEW CONSTR	0	06/01/2005
B15071	NEW CONSTR	94,494	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0721	3/29/2016	WD Q	Q	I	01	122,500
GRANTOR: WALTON CHRISTOPHER S						
GRANTEE: CALLAHAN TIMOTHY M						
1354/1090	10/03/2005	WD Q	Q	I		129,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WALTON CHRISTOPHER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0811	CONCRETE B	0	0	0	0		646.00	SF	5.20				5.20	2,923

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W1 PTO=[YR=2005] N10 W10 S10 E10\$ W29 S54 E11	
FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21	
E17 N4 E2 N29\$ .	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							