



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 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
BAS	1,340	100	1,340
FGR	439	55	241
FOP	25	30	8
UOP	150	20	30
TOTALS	1,954		1,619

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,619	122.6346	110.68	179,191	2006	2006	0	0	7.95	92.05

1 SINGLE FAM - 100% - 2019 Heated Area: 1340 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			164,945
TOTAL MARKET OB/XF VALUE			4,977
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			224,922
SOH/AGL Deduction			76,341
ASSESSED VALUE			148,581
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			98,581
TOTAL JUST VALUE			224,922
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18529	CO ISSUED	0	10/01/2006
B18529	NEW CONSTR	0	10/01/2006
E18242	NEW CONSTR	2,000	10/01/2006
M12171	H/AC	0	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2119/0887	5/02/2017	SW U	U	I	18	123,000

GRANTOR: SECRETARY OF HOUSING
GRANTEE: GARRETT QUANISHA
2035/1106 1/26/2016 SW U I 11 100
GRANTOR: BANK OF AMERICA N A
GRANTEE: THE SECRETARY OF HO

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	858
2	0810	CONCRETE A	0 100	36	16	576.00	SF	6.50	6.50	3,295
3	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	824

TOTAL OB/XF										4,977
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 D5 R5 \$ U5 L5 U5 R5 N28 W15 UOP=[YR=2017] N6 W15 S10 E15 N4\$ S4 W15 S41 FGR=[YR=2006] S21 E20 N6 E3 N8W3N7W9S1W5N1W6\$E6S1E5N1E9 S7 E10\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,977				
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							