



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	09	PINE WOOD	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	91,418
DCK	72	10	7	620
FOP	16	30	5	443
FOP	168	30	50	4,430
TOTALS	1,288		1,094	96,910

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,094	111.8565	100.95	110,439	1997	1997	0	0	12.25	87.75

2 SINGLE FAM - 100% - 2022 Heated Area: 1032 HX Base Yr 2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			96,910
TOTAL MARKET OB/XF VALUE			461
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			169,371
SOH/AGL Deduction			25,657
ASSESSED VALUE			143,714
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			93,714
TOTAL JUST VALUE			169,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02177	NEW CONSTR	62,245	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1414	1/03/2019	WD	Q	I	01	115,000
GRANTOR: PEACOCK LEANNE C						
GRANTEE: DIXON LYN						
1808/1402	8/22/2012	QC	U	I	11	100
GRANTOR: ABERSON THOMAS C						
GRANTEE: ABERSON LEANNE C						

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	1243	WD DECK F	0	100	12	24			8.00	100	1992	1992	3	20	461	

BUILDING NOTES									
BLD DATE									
LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									
06/20/2023 MLU									

BUILDING DIMENSIONS									
FOP=[YR=2000] W6 BAS=[YR=2000] W18 FOP=[YR=2000] N4 W4 S4 E4 \$ W26 S24 E32 DCK=[YR=2001] S4 E18 N4 W18\$ N2 E12 N22\$ S22 W12 S2 E18 N24\$.									

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	000115	C	SFR ACRES	100	0007	RS-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							