



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2.5 2.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,016	101.2000	144.21	579,147	1987	2005	0	0	0	8.50	91.50

1 SFR CUST - 0% - 0

Heated Area: 3156 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		529,920
TOTAL MARKET OB/XF VALUE		86,147
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		998,567
SOH/AGL Deduction		163,284
ASSESSED VALUE		835,283
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		835,283
TOTAL JUST VALUE		998,567
NCON VALUE		65,526
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,963

QUALITY	CD	DESCRIPTION		
03		Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	324	15	49	6,465
BAS	774	100	774	102,131
FEP	216	80	173	22,827
FGR	846	55	465	61,358
FOP	476	30	143	18,869
FUS	770	100	770	101,603
FUS	1,612	100	1,612	212,707
STR	92	10	9	1,188
UOP	104	20	21	2,771
TOTALS	5,214		4,016	529,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003920	SWIM POOL	28,975	03/11/2022
993346	REMODEL	1,500	03/01/1999
3614	N/A	99,500	09/15/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0297	3/28/2023	WD	Q	I	01	1,300,000
GRANTOR: TRINE THOMAS N & CARO						
GRANTEE: BAKER LARRY M & LIA						
2418/0843	12/17/2020	WD	Q	I	01	800,000
GRANTOR: TELLER BARBARA LOHR						
GRANTEE: TRINE THOMAS N & CA						

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	0812	CONCRETE C	0	0	0	0	0	2,414.00	SF	4.00	4.00	100	1987	1987	3	54.5	5,263
2	0810	CONCRETE A	0	0	32	3		96.00	SF	6.50	6.50	100	1987	1987	3	54.5	340
3	0300	BOAT DCK W	0	0	0	0		724.00	SF	40.00	40.00	100	2010	2010	3	64	18,534
5	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280
6	0825	BRICK	0	0	40	3		120.00	SF	12.50	12.50	100	1999	1999	3	94	1,410
7	0311	WD GANG WY	0	0	0	0		15.00	SF	45.00	45.00	100	2020	2020	3	93	628
8	0303	FLT DOCK W	0	0	20	10		200.00	SF	26.00	26.00	100	2020	2020	3	95	4,940
9	0317	DCK PLNG W	0	0	0	0		2.00	UT	1,000.00	1,000.00	100	2020	2020	3	93	1,860
10	0866	POOL FIBER	0	0	0	0		416.00	SF	72.00	72.00	100	2022	2022	3	100	29,952
11	0855	CONC PAVER	0	0	0	0		1,534.00	SF	10.00	10.00	100	2022	2022	3	100	15,340

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/24/2023	MLU
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=1993] W18 BAS=[YR=1993] N12 W20 S12 W18 S18 E9 S10 E9 N22 E20 N6\$ S6 W20 S22 E31 N14 E7 N14\$ PTR=E20 BAL=[YR=1993] E14 N4 E26 STR=[YR=2016] N4 E12 S8 FEP=[YR=2022] E4 S12 FUS=[YR=1993] S17 FOP=[YR=1993] S16 W26 UOP=[YR=1993] S6 E8 S4 W20 N4 E8 N6 E4\$ W30 N16 E7 S10 E42 N10 E7\$W7 S10 W42 N10 W7 N17 E18 N12 E20 S12 E18\$ W18 N12 E14\$ W11 N4 W1\$ E1 S4 W23 S12 W18 N12\$ W20 PTR=N50 FUS=[YR=1993] E22 S35W22N35\$ S50\$.			

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	425,000.00	382,500.00	382,500								



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