



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

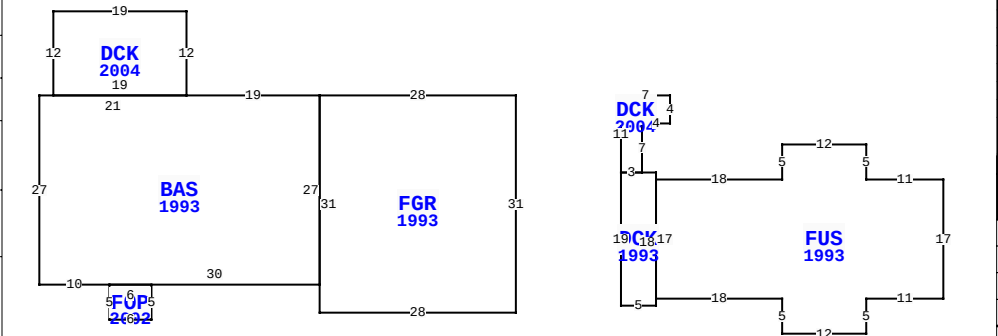
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	107,498
DKC	95	10	10	995
DKC	49	10	5	498
DKC	228	10	23	2,289
FGR	868	55	477	47,478
FOP	30	30	9	896
FUS	817	100	817	81,320
TOTALS	3,167		2,421	240,974

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
1	0811	CONCRETE B	0	100	0	704.00	SF	5.20	5.20	100	2002	2002	3	83
2	0811	CONCRETE B	0	100	0	570.00	SF	5.20	5.20	100	2002	2002	3	83

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100			0.00	0.00	0.37	AC		1.00	1.00	1.45

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,421	98.6076	117.10	283,499	1981	1991	0	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2021 Heated Area: 1897 HX Base Yr 2021														



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

TOTAL OB/XF														
5,498														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,974	
TOTAL MARKET OB/XF VALUE		5,498	
TOTAL LAND VALUE - MARKET		42,920	
TOTAL MARKET VALUE		289,392	
SOH/AGL Deduction		81,412	
ASSESSED VALUE		207,980	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		157,980	
TOTAL JUST VALUE		289,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/1388	12/10/2019	WD	Q	I	01	189,000	
GRANTOR: SCARBORO JOHN P JR							
GRANTEE: BRENNAN KEANE JOHN							

BUILDING NOTES														
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BUILDING DIMENSIONS
FGR=[YR=1993] W28 BAS=[YR=1993] W19 DCK=[YR=2004] N12 W19
S12 E19 \$ W21 S27 E10 FOP=[YR=2002] S5 E6 N5 W6 \$ E30 N27 \$
S31 E28 N31 \$ PTR= E15 DCK=[YR=2004] E7 S4 W4 S7
DCK=[YR=1993] E2 S1 FUS=[YR=1993] E18 N5 E12 S5 E11 S17 W11
S5 W12 N5 W18 N17 \$ S18 W5 N19 E3 \$ W3 N11 \$ W15 \$.