



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2,126	282,237
BAS	336	100	336	44,605
FGR	630	55	346	45,934
FOP	20	30	6	796
UOP	44	20	9	1,195
USP	264	30	79	10,488

TOTALS	3,420		2,902	385,255
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,426.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	
5	0855	CONC PAVER	0	100	0	0	369.00	SF	7.00	7.00	
6	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,902 126.5851 158.23 459,183 1989 1995 0 0 0 16.10 83.90

1 SNGL FAM - 100% - 2021 Heated Area: 2462 HX Base Yr 2021

USP 2017
BAS 2011
BAS 1993
FGR 1993
FOP 1993

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/18/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		385,255	
TOTAL MARKET OB/XF VALUE		8,647	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		693,902	
SOH/AGL Deduction		170,687	
ASSESSED VALUE		523,215	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		468,215	
TOTAL JUST VALUE		693,902	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		635,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1710056	SCRN ENCL	7,576	11/14/2017
B1225957	SCRN ENCL	6,508	04/01/2012
E24617	REMODEL	0	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2507/0289	10/21/2021	LE	U	I	11
GRANTOR: RUBIN MARGERY E					
GRANTEE: HAVEN CHIMP					
2400/1809	10/15/2020	WD	Q	I	01
GRANTOR: CANERDAY CHARLES S &					
GRANTEE: RUBIN MARGERY E					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-28,11] W33 S32 E21 S14 E12 N2 N4 E5 S4 E5 S2 E13 N2 E5 N32 W28 N12 \$											
FGR=[YR=1993;ORIG=-61,43] S30 E21 N30 W21 \$											
BAS=[YR=2011;ORIG=0,23] N12 W28 S12 E28 \$											
USP=[YR=2017;ORIG=-4,0] W24 S11 E24 N11 \$											
UOP=[YR=2017;ORIG=0,0] W4 S11 E4 N11 \$											
FOP=[YR=1993;ORIG=-28,55] E5 N4 W5 S4 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	