



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	07	CORK/VTILE 20
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

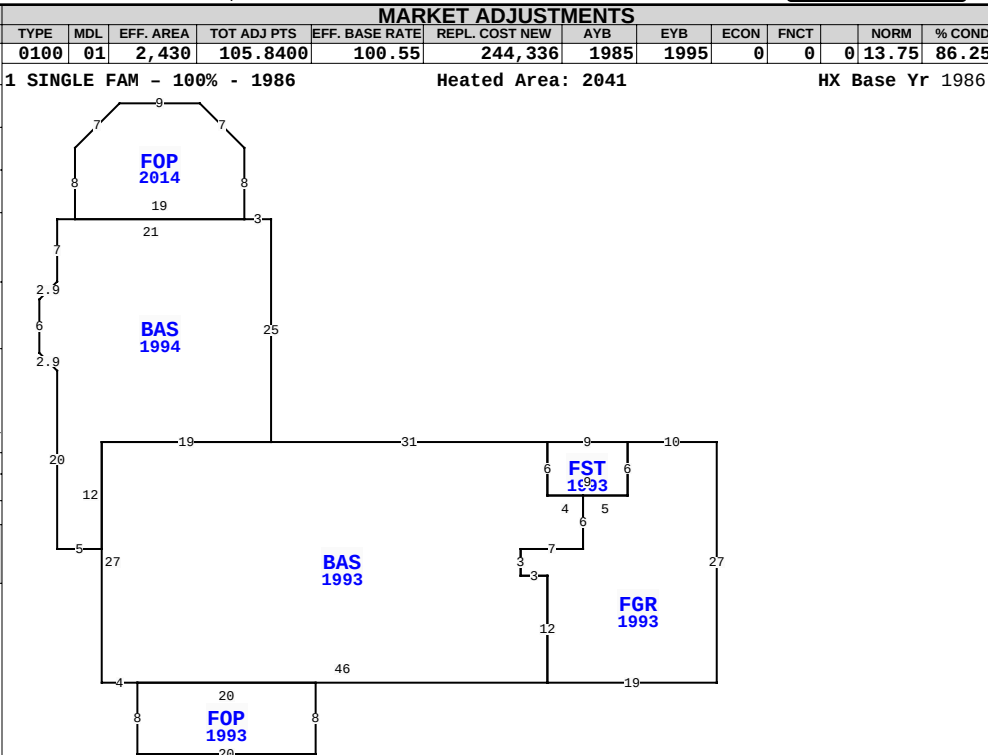
NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1,365	118,379
BAS	676	100	676	58,626
FGR	444	55	244	21,161
FOP	160	30	48	4,162
FOP	222	30	67	5,811
FST	54	55	30	2,602

TOTALS	2,921		2,430	210,740
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	884.00	SF	5.20	5.20
3	0811	CONCRETE B	0 100	0	0	811.00	SF	5.20	5.20
4	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50
5	0855	CONC PAVER	0 100	9	6	54.00	SF	7.00	7.00
6	0855	CONC PAVER	0 100	0	0	786.00	SF	10.00	10.00
7	0855	CONC PAVER	0 100	0	0	930.00	SF	7.00	7.00
8	0510	GARAGE WD-	0 100	24	25	600.00	SF	43.75	43.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	100.00	147.00	100.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0811	CONCRETE B	0 100	0	0	884.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,275	
3	0811	CONCRETE B	0 100	0	0	811.00	SF	5.20	5.20	100	1994	1994	3	68	2,868	
4	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50	100	1994	1994	3	68	442	
5	0855	CONC PAVER	0 100	9	6	54.00	SF	7.00	7.00	100	2006	2006	3	87	329	
6	0855	CONC PAVER	0 100	0	0	786.00	SF	10.00	10.00	100	2006	2006	3	87	6,838	
7	0855	CONC PAVER	0 100	0	0	930.00	SF	7.00	7.00	100	2011	2011	3	92	5,989	
8	0510	GARAGE WD-	0 100	24	25	600.00	SF	43.75	43.75	100	2011	2011	3	64	16,800	

TOTAL OB/XF										37,571						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1,600.00	1,600.00	160,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 8						
BUILDING MARKET VALUE										210,740						
TOTAL MARKET OB/XF VALUE										37,571						
TOTAL LAND VALUE - MARKET										160,000						
TOTAL MARKET VALUE										408,311						
SOH/AGL Deduction										235,227						
ASSESSED VALUE										173,084						
TOTAL EXEMPTION VALUE										50,000						
BASE TAXABLE VALUE										123,084						
TOTAL JUST VALUE										408,311						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										360,410						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24233	ADDITION	23,196	12/01/2010
0435	ADDITION	23,100	08/01/1993
7664	GARAGE	9,162	11/05/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0431/0110	8/01/1984	WD U	V			100			

GRANTOR:									
GRANTEE:									

BUILDING DIMENSIONS									
FGR=[YR=1993] W10 FST=[YR=1993] W9 BAS=[YR=1993] W31									
BAS=[YR=1994] N25 W3 FOP=[YR=2014] N8 U5 L5 W9 D5 L5 S8									
E19\$ W21 S7 D2 L2 S6 R2 D2 S20 E5 N12 E19 \$ W19 S27 E4									
FOP=[YR=1993] S8 E20 N8 W20 \$E46 N12 W3 N3 E7 N6 W4 N6\$ S6 E9									
N6\$ S6 W5 S6 W7 S3 E3 S12 E19 N27 \$.									