



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	222,985
FGR	456	55	251	32,390
FOP	12	30	4	516
PTO	120	5	6	774
TOTALS	2,316		1,989	256,665

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
1	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	1989	1989	3
2	0940	SHEDS/PORT	0	100	16	12		30.00	30.00	100	1993	1993	3
3	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	1993	1993	3

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
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00

1 SNGL FAM - 100% - 1990

Heated Area: 1728

HX Base Yr 1990

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2024 MLU

TOTAL OB/XF													
6,013													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		256,665	
TOTAL MARKET OB/XF VALUE		6,013	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		412,678	
SOH/AGL Deduction		278,672	
ASSESSED VALUE		134,006	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		84,006	
TOTAL JUST VALUE		412,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0359	XFOB	2,000	07/01/1993
2881	H/AC	1,900	01/17/1989
5535	NEW CONSTR	1,600	11/28/1988
5316	NEW CONSTR	61,549	11/18/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/0388	5/20/2021	LE U	I	I	11	100
GRANTOR: FEBLES JAVIER A & DEA						
GRANTEE: FEBLES EMILY LORAIN						
0564/1197	3/08/1989	WD Q	I			88,400
GRANTOR: MASTER CRAFT PROP						
GRANTEE: FEBLES JAVIER & D						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W25 PT0=[YR=1993] N10 W12 S10 E12 \$ W29 S30 E14 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S3 E12 S5 FGR=[YR=1993] S19 E24 N19 W24 \$ E24 N35 \$.													