



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1079.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,626	100	2,626	425,351
FGR	480	55	264	42,762
FOP	105	30	32	5,184
FOP	180	30	54	8,747
TOTALS	3,391		2,976	482,042

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,976	106.1260	175.11	521,127	2008	2008	0	0	0	7.50	92.50
1 SFR CUST - 100% - 2023												
Heated Area: 2626												
HX Base Yr 2023												
The floor plan diagram shows a main rectangular area with several smaller rectangular extensions. The main area is labeled 'BAS 2008'. At the top, there is a smaller rectangle labeled 'FOP 2012'. At the bottom left, there is a small rectangle labeled 'FOP 2008'. At the bottom right, there is a larger rectangle labeled 'FGR 2008'. Dimensions are provided for various segments: 15, 20, 15, 9, 20, 51, 20, 24, 15, 20, 13, 7, 3, 11, 9, 60, 9, 7, 3, 7, 15, 20, 15												

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		482,042			
TOTAL MARKET OB/XF VALUE		64,498			
TOTAL LAND VALUE - MARKET		150,000			
TOTAL MARKET VALUE		696,540			
SOH/AGL Deduction		8,896			
ASSESSED VALUE		687,644			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		637,644			
TOTAL JUST VALUE		696,540			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		667,616			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122082	REP COND	855	10/09/2012
20122070	POOL ENCL	800	10/08/2012
20121611	ELEPL	200	08/08/2012
20121611	PLMPL	200	08/08/2012
20121542	POOL	51,314	07/31/2012
20090798	XF0B	1,730	06/24/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1960	2/15/2024	WD Q	I	01		890,000
GRANTOR: TREFRY TIMOTHY A & CR						
GRANTEE: BOONE DOUGLAS ALAN						
2582/0063	8/01/2022	WD Q	I	02		810,000
GRANTOR: SCOTT SHARON J & CHAR						
GRANTEE: TREFRY TIMOTHY A &						

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	0855	CONC PAVER	0 100	27	4	108.00	SF	10.00	10.00	100	2008	2008	3	89
2	0855	CONC PAVER	0 100	0	0	625.00	SF	10.00	10.00	100	2008	2008	3	89
3	0462	ST/AL FNC	0 100	0	0	174.00	SF	10.00	10.00	100	2009	2009	3	56
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	76
5	0855	CONC PAVER	0 100	0	0	954.00	SF	10.00	10.00	100	2012	2012	3	93
6	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	85.00	100	2012	2012	3	68
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	55
8	0911	SCRN RM A	0 100	0	0	1,400.00	SF	17.50	17.50	100	2012	2012	3	55
9	0855	CONC PAVER	0 100	0	0	970.00	SF	10.00	10.00	100	2012	2012	3	93

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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 64,498														
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UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
150,000.00	150,000.00	150,000												