



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

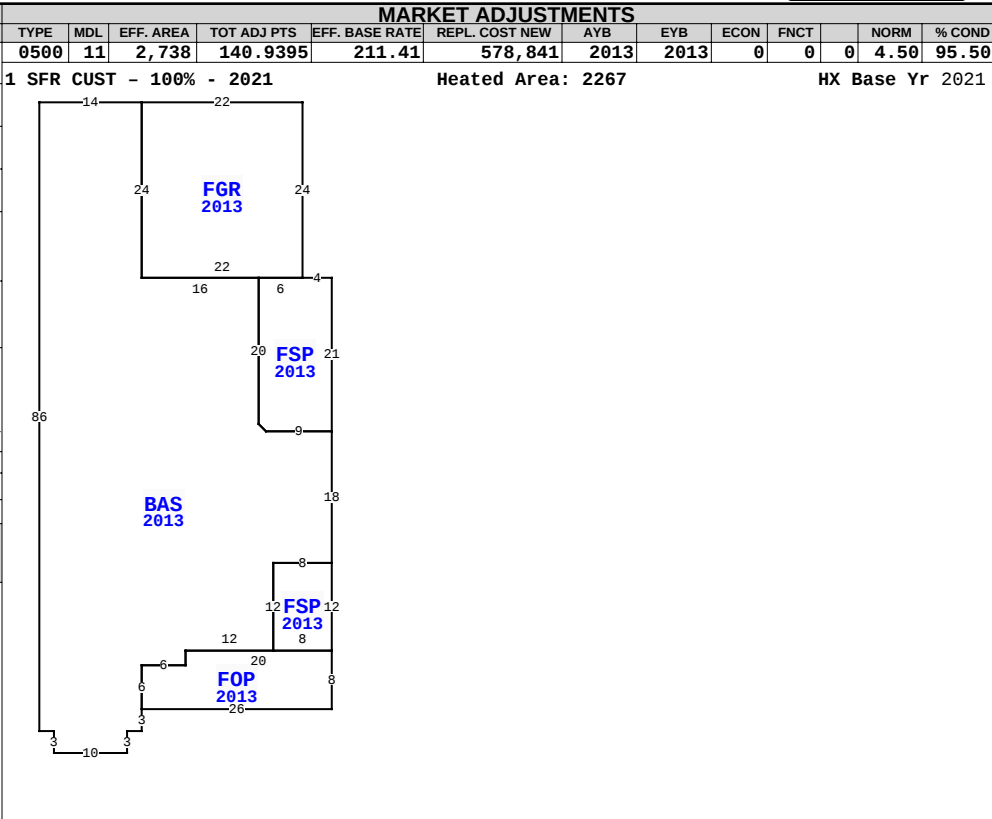
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2,267	457,699
FGR	528	55	290	58,550
FOP	196	30	59	11,912
FSP	96	40	38	7,672
FSP	210	40	84	16,959

TOTALS	3,297		2,738	552,793
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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	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	0	0	450.00	SF	5.20	5.20
4	0820	WOOD WALK	0 100	0	0	160.00	SF	11.75	11.75

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	0003	R-2	0.00	0.00	50.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2013	2013	3	96	3,360	
100	2013	2013	3	94	495	
100	2013	2013	3	94	2,200	
100	2013	2013	3	40	752	

TOTAL OB/XF									
6,807									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		552,793	
TOTAL MARKET OB/XF VALUE		6,807	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		759,600	
SOH/AGL Deduction		215,451	
ASSESSED VALUE		544,149	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		494,149	
TOTAL JUST VALUE		759,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		614,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121950	NEW CONSTR	237,601	09/24/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1700	6/30/2020	WD	Q	I	01	590,000
GRANTOR: CLARK RICHARD A & MAR						
GRANTEE: HARCKE ROBERT S TRU						
2207/0001	6/28/2018	WD	Q	I	01	540,000
GRANTOR: RANGER SUSAN L						
GRANTEE: CLARK RICHARD A & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W4 FGR=[YR=2013] N24 W22 BAS=[YR=2013] W14 S86 E2 S3 E10 N3 E2 N3 FOP=[YR=2013] E26 N8 FSP=[YR=2013] N12 W8 S12 E8\$ W20 S2 W6 S6 \$ N6 E6 N2 E12 N12 E8 N18 W9 U1 L1 N20 W16 N24\$ S24 E22\$ W6 S20 D1 R1 E9 N21\$.									