



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1,453	129,954
FOP	100	30	30	2,683
FSP	134	40	54	4,829
STR	28	10	3	268
UST	30	45	14	1,252
TOTALS	1,745		1,554	138,987

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1973
2	0810	CONCRETE A	0 100	31	10	310.00	SF	5.85	5.85	100	1973
3	0812	CONCRETE C	0 100	0	0	1,483.00	SF	4.00	4.00	100	2013
4	1242	WD DECK A	0 100	0	0	180.00	SF	10.00	10.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	75.00	202.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,554	132.6000	125.97	195,757	1973	1985	0	0	29.00	71.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1453 HX Base Yr 2021											

TOTAL OB/XF 7,731											
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NASSAU COUNTY PROPERTY											
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VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						138,987					
TOTAL MARKET OB/XF VALUE						7,731					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						371,718					
SOH/AGL Deduction						109,970					
ASSESSED VALUE						261,748					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						211,748					
TOTAL JUST VALUE						371,718					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						365,904					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132776	ROOF	4,235	12/09/2013
20131405	REPDRIVE	0	06/19/2013
984996	REMODEL	6,000	02/19/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2376/0584	7/15/2020	WD	Q	I	01	320,000			
GRANTOR:HELLER RUSS									
GRANTEE:WHITEHOUSE BRANDI &									
2112/1425	3/31/2017	WD	Q	I	01	234,500			
GRANTOR:BERG JAMES E									
GRANTEE:HELLER RUSS									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W5 FSP=[YR=2013] W19 S8 BAS=[YR=1993] W33 S25 E16 FOP=[YR=1993] S4 E9 STR=[YR=1993] S4E7N4W7\$ E16 N4 W25 \$ E41 N27 W14 S2W10 \$ E10 N2 E9 N6 \$ S6 E5 N6 \$.											