



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1,767	252,873
FGR	389	55	214	30,625
FOP	24	30	7	1,002
PTO	80	5	4	573
TOTALS	2,260		1,992	285,072

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	24	3			72.00	SF	6.50
2	0812	CONCRETE C	0	0	0	0			1,595.00	SF	4.00

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	0		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,992	123.1076	153.88	306,529	1988	2008	0	0	7.00	93.00

1 SNGL FAM - 0% - 0

Heated Area: 1767

HX Base Yr

BLD DATE

XF DATE

INC DATE

04/03/2008

DJ

LGL DATE

LAND DATE

AG DATE

03/14/2024

MLU

TOTAL OB/XF											
3,732											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		285,072	
TOTAL MARKET OB/XF VALUE		3,732	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		463,804	
SOH/AGL Deduction		22,123	
ASSESSED VALUE		441,681	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		441,681	
TOTAL JUST VALUE		463,804	
NCON VALUE		28,554	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230025	FULL RMDL	50,000	02/14/2023
20121512	ROOF	5,000	07/26/2012
20052072	H/AC	2,000	06/27/2005
4804	NEW CONSTR	45,000	04/22/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2491/0216	8/25/2021	WD	Q	I	01
GRANTOR: JOYCE BILLY M					SALE PRICE
GRANTEE: WILSON TRACY L & MI					
1153/0056	7/14/2003	WD	Q	I	
GRANTOR: HOTARD MAY C					159,500
GRANTEE: JOYCE BILLY M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 PTO=[YR=2007] N8 W10 S8 E10\$ W31 S40 E15											
FOP=[YR=1993] S2E6 N4 W6 S2\$ N2 E6 S3 E12 N3 E2 FGR=[YR=1993] S2 E19 N21 W17 S5 W2 S14\$ N14 E2 N5 E17 N19\$.											