

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
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
BAS	1,484	100	1,484
FEP	128	80	102
FGR	398	55	219
FOP	20	30	6
TOTALS	2,030		1,811
			235,610

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,811	120.7800	150.98	273,425	1988	1995	0	0	13.83	86.17
1 SNGL FAM - 100% - 2003 Heated Area: 1484 HX Base Yr 2003											

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	13	3	SF	6.50	6.50	100	1988	1988	3	54.5	138	
2	0811	CONCRETE B	0	100	39	16	SF	5.20	5.20	100	1988	1988	3	54.5	1,768	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1999	1999	3	77	806	
5	0810	CONCRETE A	0	100	9	15	SF	6.50	6.50	100	1995	1995	3	70	614	
6	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1995	1995	3	70	1,183	
TOTALS												6,749				

LAND DESCRIPTION												TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,610	
TOTAL MARKET OB/XF VALUE		6,749	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		417,359	
SOH/AGL Deduction		241,255	
ASSESSED VALUE		176,104	
TOTAL EXEMPTION VALUE	HX HB SX	100,000	
BASE TAXABLE VALUE		76,104	
TOTAL JUST VALUE		417,359	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100122	REPAIR/RRF	4,000	01/26/2010
4560	NEW CONSTR	40,000	11/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1843/1847	2/26/2013	QC	U	I	11	100
GRANTOR: VON DANE MARLA B & JA						
GRANTEE: VON DANE MARLA B &						
1033/0495	1/28/2002	WD	Q	I		137,000
GRANTOR: RAULS EDWARD & GERALD						
GRANTEE: VON DANE MARLA B &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/14/2024	MLU

BUILDING NOTES	
BAS=[YR=1993] W19 FEP=[YR=2009] N2 W16 S8 E16 N6\$ S6 W16 N6 W13 S12 D2 L2 S4 D2 R2 S1 FGR=[YR=1993] S22 E19 N5 FOP=[YR=1993] E5 N4 W5 S4\$ N12 U3 L3 W5 N2 W11\$ E11 S2 E5 D3 R3 S8 E5 S4 E2 S2 E11 S2 E11N42\$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W19 FEP=[YR=2009] N2 W16 S8 E16 N6\$ S6 W16 N6 W13 S12 D2 L2 S4 D2 R2 S1 FGR=[YR=1993] S22 E19 N5 FOP=[YR=1993] E5 N4 W5 S4\$ N12 U3 L3 W5 N2 W11\$ E11 S2 E5 D3 R3 S8 E5 S4 E2 S2 E11 S2 E11N42\$.	