

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	07 GAMBREL 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,610	125.6640	157.08	252,899	1987	2010	0	0	6.00	94.00	

1 SNGL FAM - 50% - 2024 Heated Area: 1304 HX Base Yr 2024

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		237,725	
TOTAL MARKET OB/XF VALUE		3,930	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		416,655	
SOH/AGL Deduction		0	
ASSESSED VALUE		416,655	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		366,655	
TOTAL JUST VALUE		416,655	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		338,782	

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	1,304	100	1,304	192,542
FGR	437	55	240	35,437
FOP	16	30	5	738
UOP	80	20	16	2,362
USP	150	30	45	6,645
TOTALS	1,987		1,610	237,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4319	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/891	5/31/2023	WD Q	Q	I	01	547,500
GRANTOR: TIRRELL JOHN V & TERR						
GRANTEE: PULLAN TAYLOR ET AL						
2543/1399	2/16/2022	WD Q	Q	I	01	420,000
GRANTOR: TAYLOR CHARLES C JR &						
GRANTEE: TIRRELL JOHN V & TE						

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	0811	CONCRETE B	0	50	19	3		5.20	5.20	100	1987	1987	3	52	73	
2	0811	CONCRETE B	0	50	39	16		5.20	5.20	100	1987	1987	3	52	1,687	
3	0500	FP-PRE FAB	0	50	0	0		3,500.00	3,500.00	100	1987	1987	3	62	2,170	

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

BUILDING DIMENSIONS			
FGR=[YR=1993] W6 BAS=[YR=1993] N22 UOP=[YR=1993] N10 W8			
USP=[YR=1993] W15 S10 E15 N10 \$ S10 E8 \$W39 S8 E1 S37 E16 N11			
E5 FOP=[YR=1993] E4 N4 W4 S4 \$ N4 E4 N8 E13 \$ W13 S23 E19 N23 \$.			

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	DPHT 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	50	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							