



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1,178	120,669
DCK	180	10	18	1,844
FDU	288	65	187	19,155
UOP	93	20	19	1,946
TOTALS	1,739		1,402	143,615

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1950
2	0810	CONCRETE A	0 100	15	12	180.00	SF	6.50	6.50	100	1980
3	0825	BRICK	0 100	30	15	450.00	SF	8.75	8.75	100	1980

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	65.00	137.00	65.00	FF	1

1 SINGLE FAM - 100% - 2020

Heated Area: 1178

HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/25/2024 MLU

TOTAL OB/XF											
3,974											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			143,615
TOTAL MARKET OB/XF VALUE			3,974
TOTAL LAND VALUE - MARKET			203,840
TOTAL MARKET VALUE			351,429
SOH/AGL Deduction			149,192
ASSESSED VALUE			202,237
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE			152,237
TOTAL JUST VALUE			351,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152390	CO ISSUED	0	03/29/2016
20101695	REROOF W/SHINGLES	1,000	09/28/2010
20101696	MECH OTHER	750	09/28/2010
20101697	REMODEL	1,000	09/28/2010
20101671	GAS	375	09/24/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2664/955	8/29/2023	QC	U	I	11	100	
GRANTOR: ADLER LEOPOLD IV							
GRANTEE: GASTON ALLISON LIND							
2240/0396	11/30/2018	WD	Q	I	01	315,000	
GRANTOR: WELDON CAROL J & GLEN							
GRANTEE: ADLER LEOPOLD IV							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 DCK=[YR=2019] N10 W18 S10 E18\$ W21 S28 E11 S2 UOP=[YR=2019] S4 E11 S3 E7 N7 W18\$ E29 N30\$ PTR= W50 FDU=[YR=1993] W12 N24 E12 S24\$E50\$.											