

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 50

Exterior Wall

20

FACE BRICK 50

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

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.5

1.5 100
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

1008.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,408

100

1,408

126,805

BAS

152

100

152

13,689

DCK

64

10

6

540

FGR

732

55

403

36,295

FSP

336

40

134

12,068

FST

672

55

370

33,323

TOTALS

3,364

2,473

222,719

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1950

1950

3

20

700

2

0850

PEBBLE WLK

0 100

0

0

1,046.00

SF

3.15

3.15

100

2011

2011

3

92

3,031

3

0850

PEBBLE WLK

0 100

60

4

240.00

SF

3.50

3.50

100

2011

2011

3

92

773

4

0810

CONCRETE A

0 100

0

0

122.00

SF

6.50

6.50

100

1980

1980

3

32.5

258

5

0940

SHEDS/PORT

0 100

10

12

120.00

SF

30.00

30.00

100

2005

2005

3

24

864

6

0940

SHEDS/PORT

0 100

10

10

100.00

SF

30.00

30.00

100

2011

2011

3

50

1,500

7

0855

CONC PAVER

0 100

16

4

64.00

SF

7.00

7.00

100

2011

2011

3

92

412

8

0861

POOL GUNIT

0 100

20

10

200.00

SF

85.00

85.00

100

2011

2011

3

64

10,880

9

0845

KOOL DECK

0 100

0

0

380.00

SF

13.27

13.27

100

2011

2011

3

92

4,638

10

0910

SCRN RM L

0 100

29

20

580.00

SF

15.00

15.00

100

2011

2011

3

50

4,350

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

0006

R-1

79.00

137.00

79.00

FF

1

1.12

1.00

1.12

2,400.00

2,688.00

212,352

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

212,352

Market:

0

Agricultural:

0

Common:

212,352

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,473

110.4000

104.88

259,368

1950

2000

0

0

0

14.13

85.87

1 SINGLE FAM - 100% - 2006

Heated Area: 1560

HX Base Yr 2006

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/25/2024

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

222,719

TOTAL MARKET OB/XF VALUE

27,406

TOTAL LAND VALUE - MARKET

212,352

TOTAL MARKET VALUE

462,477

SOH/AGL Deduction

278,848

ASSESSED VALUE

183,629

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

133,629

TOTAL JUST VALUE

462,477

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

419,001

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20101837

GARAGE

9,500

10/25/2010

20101711

SWIM POOL

18,500

09/30/2010

20101712

OTHER

1,000

09/30/2010

20101713

ELEC OTHER

650

09/30/2010

20101683

REPAIR/RRF

200

09/27/2010

20070215

XFOB

850

02/06/2007

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2663/1924

8/25/2023

QC

U

I