

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	04	PLYWOOD 20	
Interior Floor	12	HARDWOOD 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,256	100	1,256
FEP	240	80	192
FSP	96	40	38
FST	80	55	44
STR	24	10	2
UGR	250	45	112
TOTALS	1,946		1,644

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,644	105.8760	100.58	165,354	1952	1995	0	0	21.00	79.00

1 SINGLE FAM - 100% - 2005 Heated Area: 1256 HX Base Yr 2005

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			130,630
TOTAL MARKET OB/XF VALUE			2,659
TOTAL LAND VALUE - MARKET			396,000
TOTAL MARKET VALUE			529,289
SOH/AGL Deduction			412,232
ASSESSED VALUE			117,057
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			67,057
TOTAL JUST VALUE			529,289
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110273	REPAIR/RRF	7,440	02/28/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/0420	4/28/2004	WD	Q	I		170,000

GRANTOR: DUBOIS RALPH WAYNE  
GRANTEE: O'CONNELL JANICE A  
1092/0568 11/05/2002 TD U I 01 110,000  
GRANTOR: WISEMAN LUCILE TRUSTE  
GRANTEE: DUBOIS RALPH WAYNE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/18/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W29 FEP=[YR=1993] N12 W20 S2 FST=[YR=1993] W8 S1 UGR=[YR=1993] W11 S2 W1 S19 E12 N21 \$ S9 E8 N10 \$ S10 E20 \$ W28 S10 E8 S14 E1 FSP=[YR=1993] S1 STR=[YR=1994] W4S6E4N6\$S7 E12N8W12 \$ E48 N24 \$ .	

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	0	0	1,056.00	SF	6.50	6.50	100	1956	1956	3	20	1,373	
2	0810	CONCRETE A	0	100	12	29	348.00	SF	6.50	6.50	100	1956	1956	3	20	452	
3	0810	CONCRETE A	0	100	3	5	15.00	SF	6.50	6.50	100	1998	1998	3	75	73	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2011	2011	3	81	311	
5	0940	SHEDS/PORT	0	100	5	6	30.00	SF	30.00	30.00	100	2011	2011	3	50	450	

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	0006	R-1	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	198,000							
2	000000	C	VAC RES	100	0006	R-1	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	198,000							