

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	12 CEDAR 100			
Roof Structur	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	01 Quality Level 01			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	121,376
FGR	528	55	290	19,151
FOP	28	30	8	528
TOTALS	2,394		2,136	141,055

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,136	97.9020	93.01	198,669	1985	1985		0	0	10	19.00	71.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1838 HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			141,055
TOTAL MARKET OB/XF VALUE			10,830
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			426,885
SOH/AGL Deduction			0
ASSESSED VALUE			426,885
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,885
TOTAL JUST VALUE			426,885
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040760	REPAIR/RRF	5,000	04/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/993	7/21/2023	QC	U	I	11	100
GRANTOR: FARIS CATHY						
GRANTEE: FARIS CATHY TRUST						
2639/1423	5/15/2023	WD	Q	I	02	440,000
GRANTOR: ROSAS ROBERT ANTHONY						
GRANTEE: FARIS CATHY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0	0	0	2,106.00	SF	6.50	6.50	100	1985	1985	3	47	6,434	
2	1242	WD DECK A	0	0	0	0	278.00	SF	5.00	5.00	100	1985	1985	3	20	278	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
4	1242	WD DECK A	0	0	0	0	348.00	SF	10.00	10.00	100	2013	2013	3	60	2,088	
TOTAL OB/XF 10,830																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 N10 W34 FGR=[YR=1993] W24 S22 E24 N22\$ S31 W10 N4 W4 S15 E28 N12 E6 FOP=[YR=1993] S4 E7 N4 W7\$ E14 S12 E16 N12 W4 N8 E4 N12\$.	

LAND DESCRIPTION														TOTAL OB/XF 10,830										
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		0	0006	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	275,000.00	275,000.00	275,000							