



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	960	100	960	141,235
FCP	374	25	94	13,830
FOP	128	30	38	5,590
HXB	960	100	960	141,235
HXC	398	25	100	14,712
HXG	450	55	248	36,486
HXP	128	30	38	5,590
HXU	112	55	62	9,121
UGR	450	45	202	29,718
UST	24	45	11	1,618
TOTALS	4,096		2,763	406,490

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	11	2,763	136.0627	170.08	469,931	1983	1995	0	0	13.50	86.50
1 DUPLEX - 0% - 0											
Heated Area: 1920											
HX Base Yr											

** This building has 11 Sub-Areas

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2024 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	0	0	0	1,062.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	0	38	25	950.00	SF	6.50	6.50	100
3	1241	WD DECK G	0	0	9	4	36.00	UT	11.50	11.50	100
4	1241	WD DECK G	0	0	0	0	378.00	UT	23.00	23.00	100
5	1241	WD DECK G	0	0	0	0	378.00	UT	23.00	23.00	100
6	0416	DUNEWALKS	0	0	0	0	128.00	SF	30.00	30.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1983	1983	3	41	2,830	
1983	1983	3	41	2,532	
2004	2004	3	36	149	
2004	2004	3	36	3,130	
2004	2004	3	36	3,130	
2020	2020	3	90	3,456	

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	000800	C	MULTI-FAM	0	0006	R-3	75.00	85.00	75.00	FF	1.00

TOTAL OB/XF 15,227

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		406,490	
TOTAL MARKET OB/XF VALUE		15,227	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		1,659,217	
SOH/AGL Deduction		352,108	
ASSESSED VALUE		1,307,109	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,307,109	
TOTAL JUST VALUE		1,659,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,531,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200170	DUNEWALK	14,000	04/17/2020
20120080	OTHER	175	01/17/2012
20111182	OTHER	800	07/20/2011
20041830	REPAIR/RRF	5,000	10/11/2004
20041216	REMODEL	16,000	07/01/2004
20040918	REMODEL	1,000	05/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2384/1115	7/30/2020	QC	U	I	11
GRANTOR: CORREA RAUL & AMELIA					
GRANTEE: CORREA RAUL & AMELI					
2103/1411	2/21/2017	WD	Q	I	02
GRANTOR: WERLING PAUL J & KARE					
GRANTEE: CORREA RAUL & AMELI					

BUILDING NOTES											
HXB=[YR=1993] W32 APT=[YR=1993] W32 S30 FOP=[YR=1993] S4 E32 HXP=[YR=1993] E32 N4 W32 S4 \$ N4 W32 \$ E32 N30 \$ S30 E32 N30 \$ PTR= E15 UGR=[YR=1993] E15 FCP=[YR=1993] E17 HXC=[YR=1993] E17 HXG=[YR=1993] E15 S30 W15 N30 \$ S30 W10 HXU=[YR=1993] W7 UST=[YR=1993] W7 N16 E1 UST=[YR=1993] N4 E6 S4 W6 \$ E6 S16 \$ N16 E7 S16 \$ N16 W7 N14 \$ S10 W6 S4 W1 S16 W10 N30 \$ S30 W15 N30 \$ W15 \$.											