



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1,365	164,870
FGR	358	55	197	23,795
FOP	86	30	26	3,140
FSP	425	40	170	20,533
TOTALS	2,234		1,758	212,337

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,758	112.1000	140.12	246,331	1986	1995	0	0	0 13.80	86.20
1 SNGL FAM - 0% - 0											
Heated Area: 1365						HX Base Yr					
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
									07/24/2024	MLU	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	3,426
2	0810	CONCRETE A	0	0	0	0	123.00	SF	6.50	6.50	728
3	1242	WD DECK A	0	0	0	0	540.00	SF	10.00	10.00	2,430
4	0855	CONC PAVER	0	0	0	0	563.00	SF	10.00	10.00	5,123

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	2010	2010	3	91	
100	2010	2010	3	91	
100	2010	2010	3	45	
100	2010	2010	3	91	

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	0		R-2	0.00	0.00	1.00	LT	
TOTAL OB/XF 11,707											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
260,000.00	260,000.00	260,000									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,337	
TOTAL MARKET OB/XF VALUE		11,707	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		484,044	
SOH/AGL Deduction		8,941	
ASSESSED VALUE		475,103	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		475,103	
TOTAL JUST VALUE		484,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,055	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132711	H/AC	3,000	12/02/2013
20110997	XFOB	1,000	06/17/2011
20110482	XFOB	2,975	04/05/2011
20101933	XFOB	2,500	11/08/2010
20101239	XFOB	1,000	07/28/2010
20090688	GAS	1,295	06/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1501	3/31/2021	WD	Q	I	02	410,000
GRANTOR: SANTIAGO DEBORAH						
GRANTEE: CHALOUX RICHARD						
2276/1284	1/16/2019	WD	Q	I	01	358,000
GRANTOR: RELO DIRECT GOVERNMENT						
GRANTEE: SANTIAGO DEBORAH A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W7 N13 W3 FSP=[YR=2009] N17 W25 S17 E25 \$ W29 S45FGR=[YR=1993] S22 E13N13 E8 N9FOP=[YR=1993] N13 W6 S9 W2 S4E8 \$ W21 \$ E13 N4 E2 N9 E6 S3 D2 R2 E9 N3 E2 N8 E3 N2 U2 R2 N9\$.											