



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1210.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	358,004
FGR	470	55	258	46,744
FOP	180	30	54	9,783
FSP	179	40	72	13,045
PTO	28	5	1	182
STR	24	10	2	362

TOTALS	2,857		2,363	428,119
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	645.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	54.00	SF	10.00	
4	0855	CONC PAVER	0 100	0	0	266.00	SF	10.00	
5	0475	VF 4 SBPL	0 100	0	0	116.00	LF	14.00	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,363	125.0970	187.65	443,417	2016	2016	0	0	3.45	96.55

1 SFR CUST - 100% - 2023

Heated Area: 1976

HX Base Yr 2023

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
13,206									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		428,119	
TOTAL MARKET OB/XF VALUE		13,206	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		641,325	
SOH/AGL Deduction		15,941	
ASSESSED VALUE		625,384	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		575,384	
TOTAL JUST VALUE		641,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		607,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160316	CO ISSUED	0	09/30/2016
20160316	NEW CONSTR	252,878	02/05/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2602/1062	11/15/2022	WD Q	Q	I	01
					SALE PRICE
					825,000
GRANTOR: QUIGLEY FRANK J & JUL					
GRANTEE: OPPENHEIMER LIVING					
2109/0249	3/23/2017	LE U	I	11	100
GRANTOR: QUIGLEY FRANK J & JUL					
GRANTEE: QUIGLEY FRANK J & J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W26 S20 PTO=[YR=2016] W7 S4 FSP=[YR=2016] W6 S11 E18 N3 W2 N7 W3 N1 W7\$ E7 N4\$ S5 E3 S7 E2 S3 W18 S39 FOP=[YR=2016] S14 STR=[YR=2016] S4 E6 N4 W6\$ E18 N8 W12 N6 W6\$ E6 S6 E12 N7 FGR=[YR=2016] E21 N22 W12 N2 W4 S2 W5 S22\$ N22 E5 N2 E4 S2 E12 N51\$.									