



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

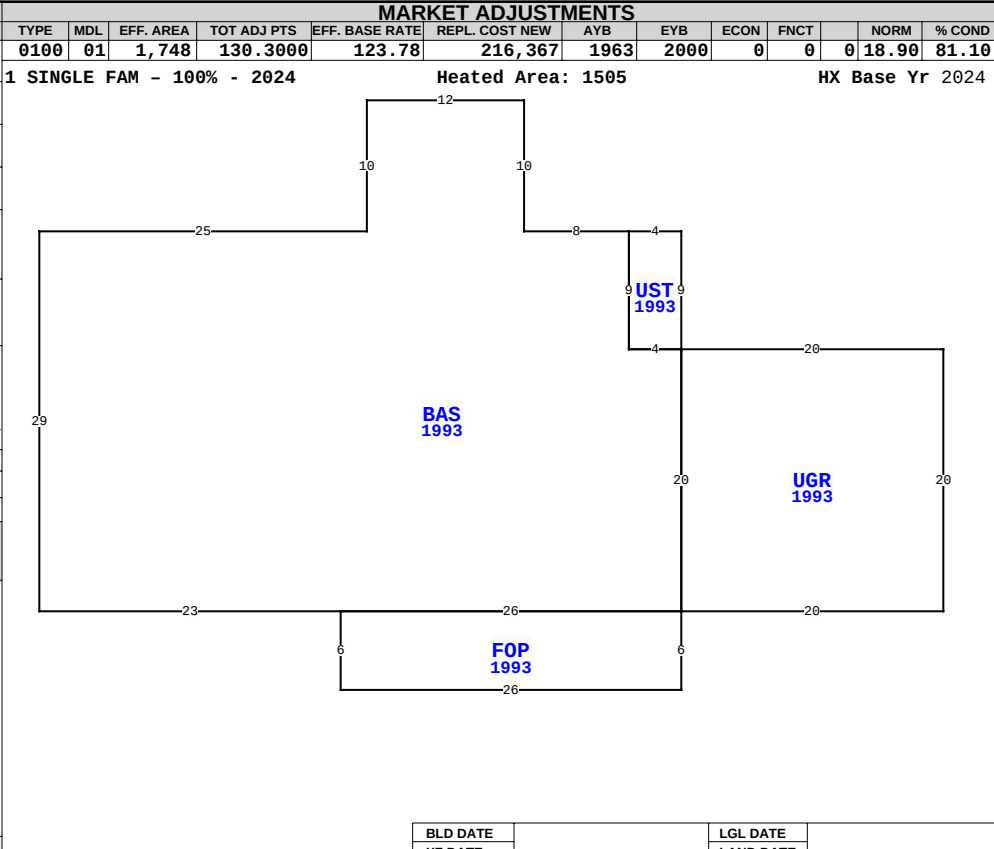
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,505	100	1,505	151,080
FOP	156	30	47	4,718
UGR	400	45	180	18,069
UST	36	45	16	1,606
TOTALS	2,097		1,748	175,474

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	725.00	SF	6.50	6.50	
2	1243	WD DECK F	0	100	10	8	80.00	SF	8.00	8.00	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE		YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE			
XF DATE		LAND DATE		1963	1963	3	20	943			
INC DATE		AG DATE		1980	1980	3	20	128			
				2003	2003	3	21	605			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		175,474	
TOTAL MARKET OB/XF VALUE		1,676	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		427,150	
SOH/AGL Deduction		0	
ASSESSED VALUE		427,150	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		377,150	
TOTAL JUST VALUE		427,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,151	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122317	REROOF W/30YR SHN	8,000	11/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1834	10/04/2023	WD	Q	I	01	550,000
GRANTOR: HENNESSY FAMILY TRUST						
GRANTEE: BARRY BRIAN						
2159/0675	11/22/2017	WD	Q	I	02	295,000
GRANTOR: WILSON LESLIE H & DOR						
GRANTEE: HENNESSY FAMILY TRU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W20 UST=[YR=1993] N9W4 BAS=[YR=1993] W8N10W12S10W25 S29 E23 FOP=[YR=1993] S6E26N6W26\$ E26N20W4N9 \$ S9E4\$ S20E20N20\$.											