



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,495	100	2,495	378,398
FGR	732	55	403	61,120
FOP	75	30	22	3,336
FOP	201	30	60	9,100
FUS	521	100	521	79,016
TOTALS	4,024		3,501	530,970

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	
3	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	
4	0810	CONCRETE A	0	100	80	4	320.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	1,553.00	SF	6.50	6.50	
6	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	
7	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	
8	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	

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	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,501	114.2460	171.37	599,966	2000	2000	0	0	11.50	88.50
1 SFR CUST - 100% - 2019 Heated Area: 3016 HX Base Yr 2019											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	08/01/2023				
INC DATE						AG DATE	MLU				

TOTAL OB/XF											
13,192											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		530,970	
TOTAL MARKET OB/XF VALUE		13,192	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		791,662	
SOH/AGL Deduction		243,249	
ASSESSED VALUE		548,413	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		498,413	
TOTAL JUST VALUE		791,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		768,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052538	DEMOLITION	1,000	08/26/2005
2002349	NEW CONSTR	197,000	03/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2300/1522	6/15/2019	WD U	I	I	16
GRANTOR: MCGURN JULIE P & JOHN					
GRANTEE: MACNAIR KAREN & TIM					
2207/1990	6/26/2018	FJ U	I	I	11
GRANTOR: JONES WYNNELLE F EST					
GRANTEE: MACNAIR KAREN A & J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W15 FOP=[YR=2000] W21 S5 E5 D3 R3 S4 E13 N12 \$ S12 W13 N4 U3 L3 W5 N5 W24 S33 FGR=[YR=2000] S37 E20 N35 W9 N4 W5 S2 W6 \$ E6 N2 E5 S4 E9 S16 E9 FOP=[YR=2000] S4 E11 N2 W2 N7 W7 S5 W2 \$ E2 N5 E7 S7 E11 N2 E11 N51 \$ PTR= E15 FUS=[YR=2000] E4 S6 E4 N27 E15 S31 W23 N10 \$ W15 \$.											