



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
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
---------	--	----------	----

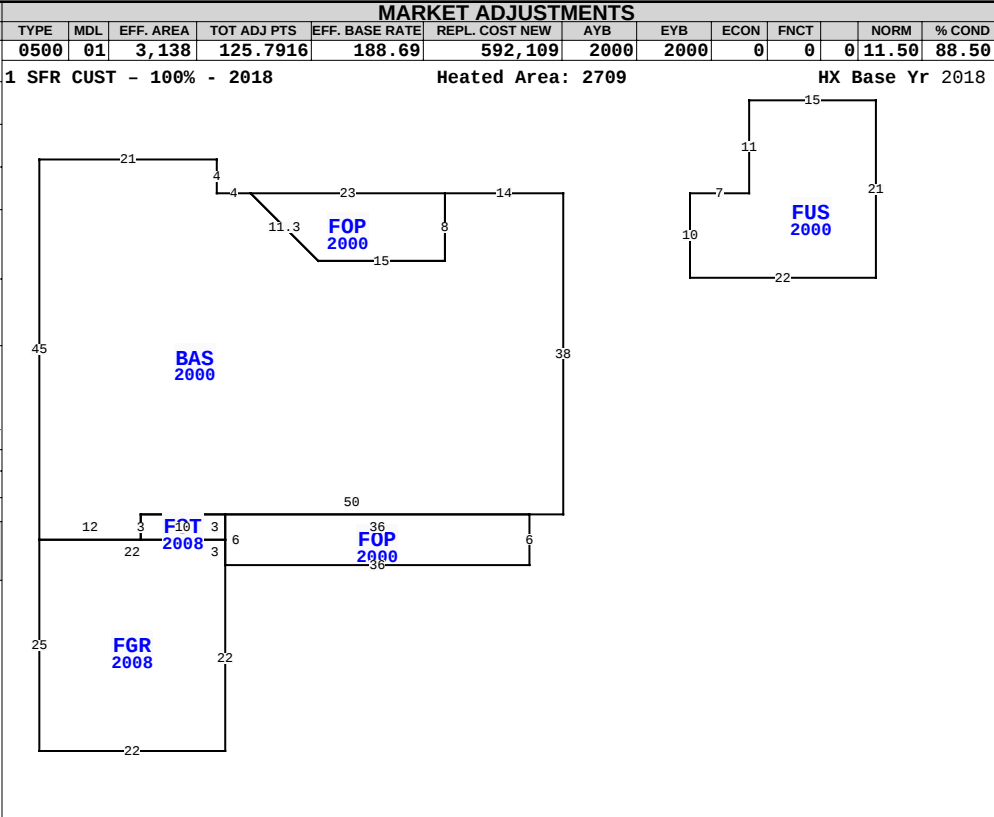
NEIGHBORHOOD/LOC	1080.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	388,087
FGR	550	55	302	50,431
FOP	152	30	46	7,682
FOP	216	30	65	10,855
FST	30	55	16	2,672
FUS	385	100	385	64,292

TOTALS	3,657		3,138	524,016
--------	-------	--	-------	---------

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	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	
3	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	
4	1242	WD DECK A	0	100	10	4	40.00	SF	15.00	15.00	
5	0810	CONCRETE A	0	100	87	16	1,392.00	SF	6.50	6.50	
6	1242	WD DECK A	0	100	26	12	312.00	SF	11.00	11.00	
7	1242	WD DECK A	0	100	4	4	16.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
12,874											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		524,016	
TOTAL MARKET OB/XF VALUE		12,874	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		784,390	
SOH/AGL Deduction		242,539	
ASSESSED VALUE		541,851	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		491,851	
TOTAL JUST VALUE		784,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		761,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0055	SCRN ENCL	12,000	02/06/2024
BLDR-2024-0042		21,201	01/26/2024
20102091	XFOB	2,000	12/07/2010
20070989	XFOB	2,350	06/04/2007
20032743	XFOB	2,000	03/21/2002
2002335	NEW CONSTR	189,442	03/02/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2664/1674	9/05/2023	LE U	I	11	100
GRANTOR: ROCHELEAU PATRICK L &					
GRANTEE: ROCHELEAU GABRIEL A					
1005/0670	8/28/2001	WD Q	I		400,000
GRANTOR: PANITZ HOMES					
GRANTEE: ROCHELEAU CAROL BLA					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2000] W14 FOP=[YR=2000] W23 D8 R8 E15N8\$ S8 W15 U8 L8 W4 N4 W21 S45 FGR=[YR=2008] S25 E22N22 FOP=[YR=2000] E36 N6 W36 FST=[YR=2008] W10 S3 E10 N3 \$ S6 \$ N3 W22 \$ E12 N3 E50 N38 \$ PTR=E15 FUS=[YR=2000] E7 N11 E15 S21 W22 N10 \$ W15 \$.											