



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	191,826
DCK	24	10	2	346
FOP	32	30	10	1,728
FOP	112	30	34	5,876
HXB	1,038	100	1,038	179,383
HXP	78	30	23	3,975
STR	12	10	1	173
STR	18	10	2	346
STR	21	10	2	346
UOP	36	20	7	1,210
TOTALS	2,481		2,229	385,207

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	0	0	460.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	9	6	54.00	SF	6.50	6.50	
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	
5	0400	CONC CURB	0	0	0	0	8.00	LF	15.00	15.00	
6	1242	WD DECK A	0	0	30	5	150.00	SF	10.00	10.00	
7	0810	CONCRETE A	0	0	60	5	300.00	SF	6.50	6.50	
8	0811	CONCRETE B	0	0	0	0	907.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,229	151.0925	188.87	420,991	1900	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 2023				Heated Area: 2148				HX Base Yr			

BLD DATE	06/10/2021	KK	LGL DATE	06/10/2021	KK
YE DATE	06/10/2021	KK	LAND DATE	06/10/2021	KK

TOTAL OB/XF											
8,689											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	385,207		
TOTAL MARKET OB/XF VALUE	8,689		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	593,896		
SOH/AGL Deduction	0		
ASSESSED VALUE	593,896		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	593,896		
TOTAL JUST VALUE	593,896		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	576,868		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210177	REPAIR - WINDOWS	23,039	04/23/2021
20140818	ADDITION	500	04/25/2014
20131667	ADDITION	21,500	07/16/2013
20121808	SIGN	1,040	09/03/2012
20121567	ELEC OTHER	800	08/02/2012
20121563	REMODEL	3,000	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/85	12/28/2023	TD U	I	11		100
GRANTOR: PAGE DAVID PEYTON REV						
GRANTEE: PAGE JONATHAN PAUL						
2570/1728	6/13/2022	WD Q	I	01		750,000
GRANTOR: CORMIER HEIDI						
GRANTEE: PAGE DAVID PEYTON R						

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

BUILDING DIMENSIONS											
DCK=[YR=2012] W6 STR=[YR=2012] W3 S4 E3 N4\$ S4 UOP=[YR=2014] S6 BAS=[YR=1993] W18 S10 W6 STR=[YR=2012] N3 W7 S3 FOP=[YR=2012] S16 E7 N16 W7\$ E7\$ S29 E21 FOP=[YR=1993] S4 E1 STR=[YR=2012] S3 E6 N3 W6\$ E7 N4 W8 \$ E9 N39 W6\$ E6 N6 W6\$ E6 N4\$ PTR= E15 HXB=[YR=1993] E6 N9 E24 S39 W24 HXP=[YR=2012] W6 N13 E6 S13 \$ N13 W6 N17\$ W15\$.											