



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

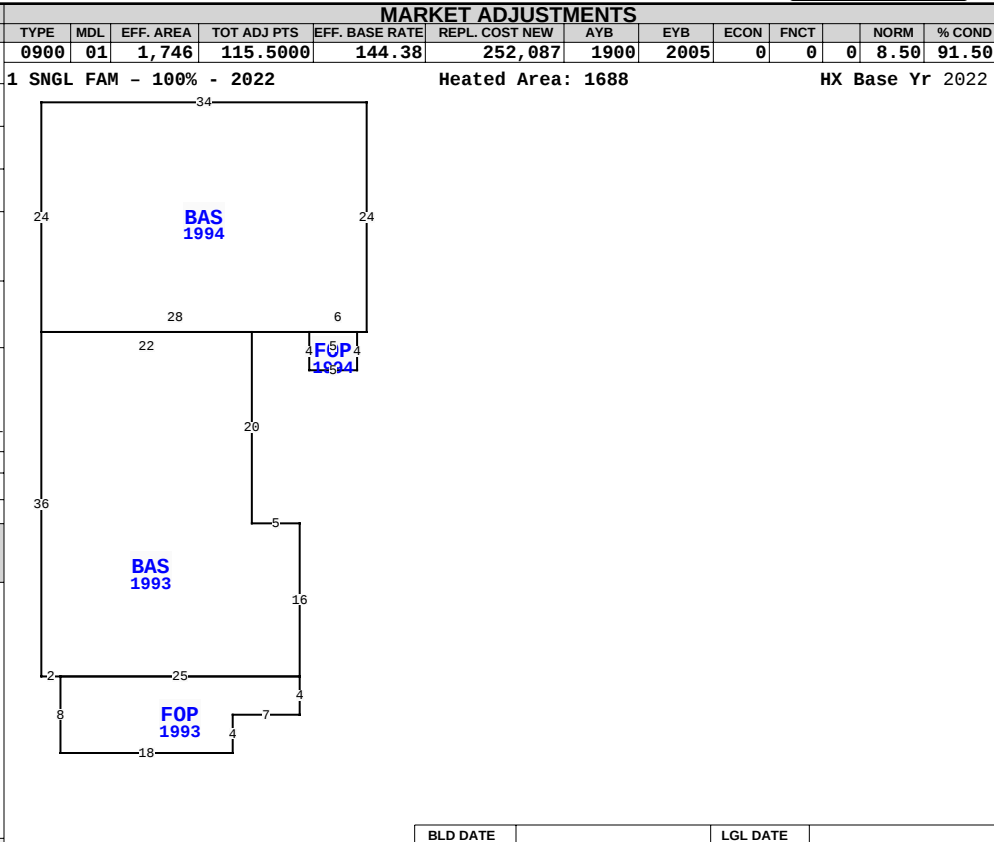
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100	872	115,198
BAS	816	100	816	107,800
FOP	172	30	52	6,870
FOP	20	30	6	792
TOTALS	1,880		1,746	230,660

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
1	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260
3	0810	CONCRETE A	0 100	16	4	68.00	SF	6.50	6.50	100	1994	1994	3	68	301
4	0810	CONCRETE A	0 100	0	0	269.00	SF	6.50	6.50	100	1994	1994	3	68	1,189
5	0825	BRICK	0 100	0	0	38.00	SF	12.50	12.50	100	1994	1994	3	90	428
6	1242	WD DECK A	0 100	5	10	50.00	SF	10.00	10.00	100	1993	1993	3	20	100

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C



TOTAL OB/XF															3,758
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000800	C	MULTI-FAM	100	0003	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		230,660			
TOTAL MARKET OB/XF VALUE		3,758			
TOTAL LAND VALUE - MARKET		220,000			
TOTAL MARKET VALUE		454,418			
SOH/AGL Deduction		150,260			
ASSESSED VALUE		304,158			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		254,158			
TOTAL JUST VALUE		454,418			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		444,198			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160144	MTLROF	9,900	01/21/2016
8167	ADDITION	26,700	02/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1881	10/15/2021	WD	Q	I	02	425,000
GRANTOR: BALLARD DONNA A LIVIN						
GRANTEE: FERRAGUT ERIK MICHA						
1904/1750	2/28/2014	WD	U	I	19	89,500
GRANTOR: BALBONI PHILLIP AS BE						
GRANTEE: BALLARD DONNA A TRU						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1994] W34 S24 BAS=[YR=1993] S36 E2 FOP=[YR=1993] S8 E18 N4 E7 N4 W25 \$ E25 N16 W5 N20 W22 \$ E28 FOP=[YR=1994] S4 E5 N4 W5 \$ E6 N24 \$.		