



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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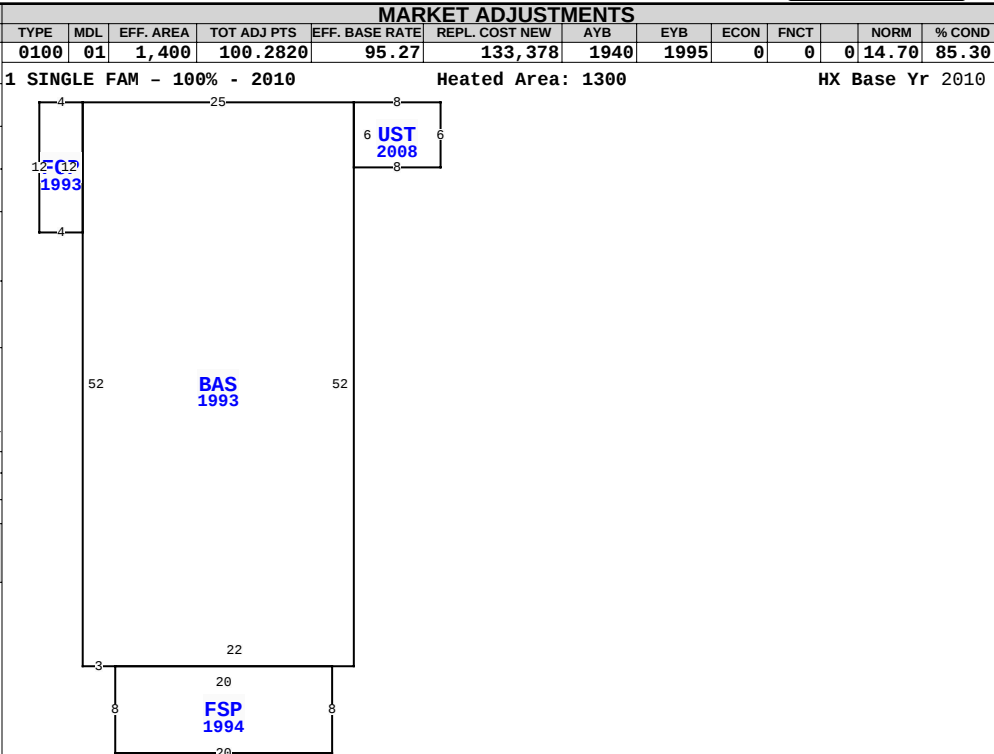
NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	105,645
FOP	48	30	14	1,138
FSP	160	40	64	5,201
UST	48	45	22	1,788

TOTALS	1,556		1,400	113,771
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	16	19	304.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
1,548									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		113,771	
TOTAL MARKET OB/XF VALUE		1,548	
TOTAL LAND VALUE - MARKET		280,000	
TOTAL MARKET VALUE		395,319	
SOH/AGL Deduction		288,782	
ASSESSED VALUE		106,537	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		56,537	
TOTAL JUST VALUE		395,319	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100767	13 WINDOWS REPLAC	4,943	05/10/2010
20070399	REROOFW/30YR SHNG	3,700	03/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1213	5/22/2024	WD	Q	I	01	525,000
GRANTOR: CRAWFORD ANGELINE R						
GRANTEE: WOOD WESLEY R & LOR						
2585/1676	8/22/2022	LE	U	I	11	100
GRANTOR: THOMPSON JAMES L						
GRANTEE: CRAWFORD ANGELINE R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=2008] W8 BAS=[YR=1993] W25 FOP=[YR=1993] W4S12E4N12S S52 E3 FSP=[YR=1994] S8 E20 N8W20S E22 N52S S6E8N6S.									