



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	68,963
FEP	77	80	62	4,049
FOP	264	30	79	5,159
UCP	330	20	66	4,310
TOTALS	1,727		1,263	82,481

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	55	10	550.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	480.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	0	0006	R-2	56.00	100.00	56.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,263	96.8240	91.98	116,171	1948	1980	0	0	29.00	71.00

1 SINGLE FAM - 0% - 2024

Heated Area: 1056

HX Base Yr

The diagram is a floor plan for a single-family home. It features a main rectangular footprint with a smaller rectangular extension at the bottom. The main footprint is divided into two equal square sections, each labeled 'UCP 1993' and 'FOP 1993'. The extension at the bottom is labeled 'BAS 1993' and contains a smaller square labeled 'FEP 2007'. Dimensions are provided for various segments: the top horizontal segments are 15 and 12; the left vertical segments are 22; the right vertical segments are 8, 14, and 51; the bottom horizontal segments are 15, 12, 20, and 4; the bottom-most horizontal segments are 11 and 11; and the vertical segments for the bottom extension are 7 and 7. A central vertical line segment is labeled 37. A horizontal line segment connecting the right side of the main footprint to the bottom extension is labeled 12.

BLD DATE	04/02/2014	KK	LGL DATE	03/18/2024	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		118,424	
TOTAL MARKET OB/XF VALUE		1,339	
TOTAL LAND VALUE - MARKET		123,200	
TOTAL MARKET VALUE		242,963	
SOH/AGL Deduction		0	
ASSESSED VALUE		242,963	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		242,963	
TOTAL JUST VALUE		242,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080297	H/AC	3,400	02/27/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2662/1166	8/18/2023	WD U	I		37
GRANTOR: MASON CARLENA L					
GRANTEE: DUFF RACHEL					
2662/1163	8/01/2023	QC U	I	11	100
GRANTOR: MASON SEAN R JR A/K/A					
GRANTEE: MASON CARLENA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FOP=[YR=1993] N8 W12 UCP=[YR=1993] W15 S22 E15N22\$ S22 E12 N14 \$ S14 W12 S37 E4 FEP=[YR=2007] S7E11N7W11\$ E20 N51\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	0	0006	R-2	56.00	100.00	56.00	FF	

