



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 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		1 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	76,454
FCP	220	25	55	4,478
FEP	160	80	128	10,422
FOP	78	30	23	1,873

TOTALS	1,397		1,145	93,226
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	10	14	140.00	SF	30.00
2	0810	CONCRETE A	0	0	55	7	385.00	SF	6.50
3	0830	FLAGSTONE	0	0	6	16	96.00	SF	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1	86.00	230.00	86.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,145	109.1800	103.72	118,759	1954	1980	0	0	21.50	78.50

1 SINGLE FAM - 0% - 0

Heated Area: 939

HX Base Yr

Property map showing lots FCP 1993, FEP 1993, BAS 1993, and FOP 1993 with dimensions.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
2,147									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		93,226	
TOTAL MARKET OB/XF VALUE		2,147	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		284,573	
SOH/AGL Deduction		86,910	
ASSESSED VALUE		197,663	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,663	
TOTAL JUST VALUE		284,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210702	REPAIR/RRF	0	09/03/2021
20051452	REPAIR/RRF	3,000	03/23/2005
20021867	REPAIR/RRF	4,000	10/31/2002
399E	CHNGE SRVC	0	06/08/1982

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1322/1076	6/06/2005	WD	Q	I	
					SALE PRICE
					178,000
GRANTOR: SLAIS HAROLD R &					
GRANTEE: RAYSIN JAMES & PATR					
1223/1858	4/19/2004	WD	U	I	24
					80,000
GRANTOR: HINKLE KENNETH P					
GRANTEE: SLAIS HAROLD R & KE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FEP=[YR=1993] N8 W20 S8 E20\$ W20 S14 FCP=[YR=1993] W11 S20 E11N20\$ S14 FOP=[YR=1993] S6 E13 N6 W13\$ E13 N3 E23 N25\$.									