



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,265	100	1,265	99,774
FUS	540	100	540	42,591
UOP	45	20	9	710
UST	91	45	41	3,234
TOTALS	1,941		1,855	146,309

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	100	0	0	477.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	
4	1242	WD DECK A	0	100	0	0	403.00	SF	10.00	10.00	
5	0940	SHEDS/PORT	0	100	11	18	198.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	86.00	230.00	86.00	FF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,855	99.0780	94.12	174,593	1959	1990	0	0	0 16.20	83.80

1 SINGLE FAM - 100% - 1993

Heated Area: 1805

HX Base Yr 1993

27

18

16

20

34

7

13

27

3

16

20

BAS 1993

UOP 1993

UST 1993

27

20

27

20

FUS 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/18/2024 MLU

TOTAL OB/XF											
5,954											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		146,309	
TOTAL MARKET OB/XF VALUE		5,954	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		341,463	
SOH/AGL Deduction		243,275	
ASSESSED VALUE		98,188	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		48,188	
TOTAL JUST VALUE		341,463	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090906	REPAIR/RRF	6,880	07/10/2009
6085	REMODEL	4,000	07/24/1990
5909	SWIM POOL	1,600	04/01/1990
5862	XFOB	900	03/15/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2655/598	7/20/2023	LE U	I	I	11	100	
GRANTOR: WEAVER WILLIAM HENRY							
GRANTEE: WEAVER JAMES WILLIA							
0654/0687	4/10/1992	WD U	I	I	01	100	
GRANTOR: WEAVER LOUISE							
GRANTEE: WEAVER LOUISE & WM							

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W27 S18 W16 S20 E16 UOP=[YR=1993] E15 N3 W15 S3 \$ N3 E27 N1 UST=[YR=1993] E7 N13 W7 S13 \$ N34 \$ PTR= E20 FUS=[YR=1993] E27 S20 W27 N20 \$ W20 \$.											