



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
Interior Ceiling	NEW	N/A 0		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	222,579
DCK	210	10	21	2,907
FGR	420	55	231	31,975
FSP	192	40	77	10,658
TOTALS	2,430		1,937	268,120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0900	01	1,937	110.7400	138.42	268,120	2023	2023	0	0	0	0.00100.00
1 SNGL FAM - 100% - 2024				Heated Area: 1608				HX Base Yr 2024			
					BLD DATE		LGL DATE				
					XF DATE		LAND DATE		04/30/2024		MLU
					INC DATE		AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		268,120	
TOTAL MARKET OB/XF VALUE		13,250	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		441,370	
SOH/AGL Deduction		0	
ASSESSED VALUE		441,370	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		391,370	
TOTAL JUST VALUE		441,370	
NCON VALUE		281,370	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222094			03/14/2023
20200038	DEMOLITION	0	12/01/2022
20222094	NEW CONSTR	273,289	06/17/2022
0222094	NEW CONSTR	0	06/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1125	10/12/2021	WD	Q	I	01	175,000
GRANTOR: BROCO 1 LLC						
GRANTEE: BUDD THOMAS F & GAY						
2408/0009	11/10/2020	WD	Q	I	05	325,000
GRANTOR: KOHLMAN DOUGLAS SCOTT						
GRANTEE: BROCO 1 LLC						

EXTRA FEATURES														
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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100
2	0855	CONC PAVER	0 100	0	0	537.00	SF	10.00	10.00	100	2024	2023		100
3	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00	100	2024	2023		100
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100

LAND DESCRIPTION										TOTAL OB/XF									
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	160,000		