



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100	299	58,705
BAS	1,895	100	1,895	372,066
DCK	156	10	16	3,141
FGR	462	55	254	49,870
FOP	542	30	163	32,004
FUS	838	100	838	164,533
UOP	16	20	3	589
UOP	60	20	12	2,356

TOTALS	4,268		3,480	683,265
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	
2	0811	CONCRETE B	0 100	0	0	594.00	SF	5.20	5.20	100	
3	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	
4	1126	CB/STC 8"	0 100	0	0	409.00	SF	8.00	8.00	100	
5	0462	ST/AL FNC	0 100	0	0	137.00	SF	10.00	10.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,480	143.0563	214.58	746,738	2006	2006	0	0	8.50	91.50
1 SFR CUST - 100% - 2024											
Heated Area: 3032											
HX Base Yr 2024											

BLD DATE	08/10/2006	KK	LGL DATE	
XF DATE	08/10/2006	KK	LAND DATE	08/10/2006
INC DATE			AG DATE	

TOTAL OB/XF											
9,525											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
683,265											
TOTAL MARKET OB/XF VALUE											
9,525											
TOTAL LAND VALUE - MARKET											
141,750											
TOTAL MARKET VALUE											
834,540											
SOH/AGL Deduction											
196,899											
ASSESSED VALUE											
637,641											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
587,641											
TOTAL JUST VALUE											
834,540											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
670,602											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10495	MECH OTHER	0	10/01/2005
R08193	REPAIR/RRF	10,000	09/01/2005
P0509516	OTHER	0	05/01/2005
E14719	ELEC OTHER	2,000	04/01/2005
C14878	CO ISSUED	218,232	03/01/2005
B14757	FOUNDATION	3,500	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2684/1304	12/14/2023	WD	U	I	11	100	
GRANTOR:HIGGINS STEPHANIE S							
GRANTEE:HIGGINS STEPHANIE							
2538/1191	2/10/2022	WD	Q	I	01	650,000	
GRANTOR:SCAVOTTO STEPHEN P &							
GRANTEE:HIGGINS STEPHANIE S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W2 DCK=[YR=2006] N6 W26 S6 E 26\$ W38 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S5 E13 N23 W13 S18\$ N18 E1 N31 E12 N14 W 10 S5 W5 S4 W7 S4 E3 S50\$ N17 W21\$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2006] E5 N12 W5 S12\$ N22\$ PTR=[YR=2006] E20 FUS=[YR=2006] E29 UOP=[YR=2006] N2 E8 S2 W8\$ E11 S20 W6 S2 W7 N5 W6 S5 W21 N22\$ W20\$.											