



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 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	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
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	313	100	313	65,003
BAS	1,890	100	1,890	392,510
FGR	462	55	254	52,750
FOP	503	30	151	31,359
FUS	838	100	838	174,034
UOP	70	20	14	2,908

TOTALS	4,076		3,460	718,564
--------	-------	--	-------	---------

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	2,000.00	100	2006	2006	3	90
2	0811	CONCRETE B	0	100	0	0		530.00	5.20	100	2006	2006	3	87
3	0855	CONC PAVER	0	100	0	0		50.00	10.00	100	2006	2006	3	87
4	1126	CB/STC 8"	0	100	0	0		336.00	8.00	100	2006	2006	3	87
5	0855	CONC PAVER	0	100	0	0		492.00	10.00	100	2006	2006	3	87
6	0910	SCRN RM L	0	100	0	0		533.00	15.00	100	2006	2006	3	27

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,460	151.3142	226.97	785,316	2006	2006	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2023					Heated Area: 3041				HX Base Yr 2023			
The site plan shows a property with several distinct areas labeled in blue: BAS 2006 (top left), FGR 2006 (bottom left), FOP 2007 (center), and FUS 2006 (top right). The areas are separated by lines representing boundaries or easements, with numerical dimensions (e.g., 40, 22, 10, 5, 13, 19, 7, 23, 3, 7, 21, 17, 5, 6, 3, 21, 13, 50, 48, 31, 68, 4.2, 9.10, 5, 10, 5, 10, 5, 14, 1.0												

TOTAL OB/XF														
13,411														

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										718,564				
TOTAL MARKET OB/XF VALUE										13,411				
TOTAL LAND VALUE - MARKET										135,000				
TOTAL MARKET VALUE										866,975				
SOH/AGL Deduction										151,290				
ASSESSED VALUE										715,685				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										665,685				
TOTAL JUST VALUE										866,975				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										694,840				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18645	ADDITION	6,700	10/01/2006
B17637	MH MOVE-ON	20,000	04/01/2006
C0413851	CO ISSUED	218,232	07/28/2005
B0413851	NEW CONSTR	218,232	07/28/2005
M0509860	H/AC	0	06/01/2005
R0507689	REPAIR/RRF	18,000	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2688/954	1/09/2024	WD	Q	I	01	1,125,100	
GRANTOR: ALBAN NICHOLAS G							
GRANTEE: KING DAVID DALE							
2432/0671	2/05/2021	WD	Q	I	01	659,000	
GRANTOR: FOYST WILLIAM CARL &							
GRANTEE: ALBAN NICHOLAS G							

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

BUILDING DIMENSIONS														
BAS=[YR=2006] W40 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2007] E6 BAS=[YR=2006] S2 E3 S2 E7 N2 E3 N23 W13 S21\$ N50 E13 N13 W10 S5 W5 D7 L7 D3 R3 S48 \$ N17W21\$ E21 N31 U3 L3 U7 R7 E5 N5 E10 UOP=[YR=2006] E5 N14 W5 S14\$ N22\$ PTR=[YR=2006] E20 FUS=[YR=2006] E25 S27 E1 S7 W7 N1 W19 N33\$ W20\$.														