



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	202,153
FGR	399	55	219	23,827
FOP	28	30	8	870
FOP	133	30	40	4,352
TOTALS	2,418		2,125	231,203

MARKET ADJUSTMENTS

1 SINGLE FAM - 0% - 0

Heated Area: 1858

HX Base Yr

BLD DATE 03/03/2023 NW LGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		231,203	
TOTAL MARKET OB/XF VALUE		3,961	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		300,164	
SOH/AGL Deduction		43,470	
ASSESSED VALUE		256,694	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256,694	
TOTAL JUST VALUE		300,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412507	NEW CONSTR	175,000	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/0454	11/15/2019	QC	U	I	11	100
GRANTOR: BRYANT RUSSELL & SUSA						
GRANTEE: R&S BRYANT PROPERTI						
2173/1261	1/30/2018	WD	Q	I	02	220,000
GRANTOR: BLANCHETTE KATHERINE						
GRANTEE: BRYANT RUSSELL & SU						

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
1	0855	CONC PAVER	0	0	0	0	66.00	SF	10.00	10.00	100	2004	2004	3
2	0810	CONCRETE A	0	0	0	0	624.00	SF	6.50	6.50	100	2004	2004	3

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2004] W11 FOP=[YR=2004] W19 S7 E19 N7 \$ S7 W19 N7
W14 S39 FGR=[YR=2004] S21 E19 N21 W19 \$ E19 S11 E9
FOP=[YR=2004] S4 E7 N4 W7 \$ E16 N50 \$.

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	000134	C	SFR POND	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00