

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	06	CUST PANEL 20	
Interior Floor	14	CARPET 80	
Interior Floor	13	LVT/LAMNT 20	
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	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,610	100	1,610
BAS	336	100	336
FGR	492	55	271
FOP	30	30	9
FSP	138	40	55
FUS	244	100	244
FUS	992	100	992
UOP	16	20	3
UOP	281	20	56
TOTALS	4,139		3,576

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR CUST	- 0%	- 0									
Heated Area: 3182 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			302,505
TOTAL MARKET OB/XF VALUE			4,312
TOTAL LAND VALUE - MARKET			520,000
TOTAL MARKET VALUE			826,817
SOH/AGL Deduction			182,804
ASSESSED VALUE			644,013
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			644,013
TOTAL JUST VALUE			826,817
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			774,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25406	REPAIR/RRF	17,500	12/01/2011
B9400816	ADDITION	72,836	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0778	2/08/2019	WD Q	Q	I	02	470,000
GRANTOR: BRISACH EUGENE M & SU						
GRANTEE: FOX LEONARD JR & DE						
0867/1295	2/11/1999	DG U	I	01		100
GRANTOR: BRISACH EUGENE & HOWS						
GRANTEE: BRISACH EUGENE M &						

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	1,371.00	SF	4.00	4.00	100	1979	1979	3	30	1,645	
2	0504	FP-ELECTRI	0	0	0	2.00	UT	2,000.00	2,000.00	100	1979	1979	3	44	1,760	
3	0810	CONCRETE A	0	0	12	72.00	SF	6.50	6.50	100	1979	1979	3	30	140	
4	0810	CONCRETE A	0	0	16	144.00	SF	6.50	6.50	100	1979	1979	3	30	281	
5	0810	CONCRETE A	0	0	0	110.00	SF	6.50	6.50	100	1994	1994	3	68	486	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/07/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=1993] W5 UOP=[YR=1994] N4 W4 S4 E4 \$ W4 BAS=[YR=1994] N4 E2 N6 W2 N4 UOP=[YR=1994] N4 U9 L16 L17 D9 S4												
FSP=[YR=1994] S14 E10 N13 W2 N1 W8 \$ E33 \$ W25 S1 E2 S13 E23 \$W42 S34 E16 N5 E4 N2 E3 POP=[YR=1993] S5 E6 N5 W6 \$ E9 S2												
E4S5 E15 FGR=[YR=1993] R14 D14 U13 R13 U19 L20 W7 S18\$ N34 \$PTR= E50 FUS=[YR=1993] S5 E3S1 E8 N1E6 N19 W12												
FUS=[YR=1993] N9W12 N3 W5N2 W2 S2 W4 S12 E23 \$ W29 S6 W6 S13 E6 S2 E11 S4 E13 N11 W9S3 E9 N3 \$ W50 \$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	650,000.00	520,000.00	520,000								