



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	17 CB STUCCO 20
Roof Structure	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	18 SLATE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10014.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAL	28 15 4 1,096
BAL	28 15 4 1,096
BAL	32 15 5 1,370
BAL	32 15 5 1,370
BAL	32 15 5 1,370
BAS	1,718 100 1,718 470,818
BAS	2,832 100 2,832 776,109
FGR	819 55 450 123,323
FOP	94 30 28 7,674
FOP	152 30 46 12,606
TOTALS	11,797 8,807 2,413,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 0	296.27	2,609,250	2008	2008	0	0	7.50	92.50
Heated Area: 6799 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	Tax Group: 5	Tax Dist:	STANDARD
BUILDING MARKET VALUE			2,413,556
TOTAL MARKET OB/XF VALUE			77,216
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			3,390,772
SOH/AGL Deduction			123,327
ASSESSED VALUE			3,267,445
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,267,445
TOTAL JUST VALUE			3,390,772
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			3,283,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014038	SWIM POOL	100,000	10/13/2021
C20099	CO ISSUED	0	01/07/2009
M13566	MECH OTHER	0	01/01/2008
R10985	REPAIR/RRF	7,800	01/01/2008
P12699	OTHER	0	09/01/2007
E19693	ELEC OTHER	30,000	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1181	4/06/2021	WD Q	Q	I	02	3,200,000
GRANTOR: ORTON FRANCES L LIVIN						
GRANTEE: RICHARDSON BARRY OL						
1688/0958	6/25/2010	WD U	I	I	30	100
GRANTOR: ORTON RAY & FRANCES						
GRANTEE: ORTON FRANCES L TRU						

BLD DATE		12/16/2008	DJ	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	0	0	0	2,499.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0	0	0	0	490.00	SF	10.00	10.00	100
3	0855	CONC PAVER	0	0	0	0	166.00	SF	20.00	20.00	100
4	1126	CB/STC 8"	0	0	2	2	56.00	SF	8.00	8.00	100
5	0410	ELEVATOR	0	0	0	0	1.00	UT	12,000.00	12,000.00	100
6	0861	POOL GUNIT	0	0	0	0	400.00	SF	85.00	85.00	100
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF												77,216												
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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							

BUILDING NOTES											
BAS=[YR=2008] W4FSP=[YR=2008] N14 USP=[YR=2022] N25W42S25E42W46 S14 E46W46 N10W6 BAL=[YR=2008] N4W8S4E8\$ W13S29 FOP=[YR=2008] W3S8 UOP=[YR=2008] W8S5E8N5\$ S11E8N19W5\$ E5S19W5 S11 FST=[YR=2008] W1 UOP=[YR=2008] W9S18E9 FGR=[YR=2008] S10E4S10E18N10E4N24 FOP=[YR=2008] N4W1N14W5S18E6W11N1 W15S15N18S3 E15N3W14\$ E14S4 E5N18E14 FOP=[YR=2008] S4 D4 R4 UOP=[YR=2008] D1 L1 E10 U1 L1 W8\$E8 U4 R4 N4W1N6W14S6W1\$E1N6E14S6E5 S15E12N1 UOP=[YR=2008] E5N8W5S8N19 E1N8W1N4E4N18\$ PTR=E15 BAS=[YR=2008] E19 FSP=[YR=2022] N4E46S14 W46N10S10E50S17W4 FST=[YR=2008] S17 FST=[YR=2008] S15W12N15E12W18N17E18 \$W18S11W14S6W5FST=[YR=2008] N9W10N6											

REVIEW DATE																							
08/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/06/2024 BY SYS																							