



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	30 VINYL 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 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	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	1,442	196,977
BAS	560	100	560	76,495
FOP	30	30	9	1,230
UCP	720	20	144	19,671
UOP	220	20	44	6,011
UOP	192	20	38	5,191
UOP	260	20	52	7,103

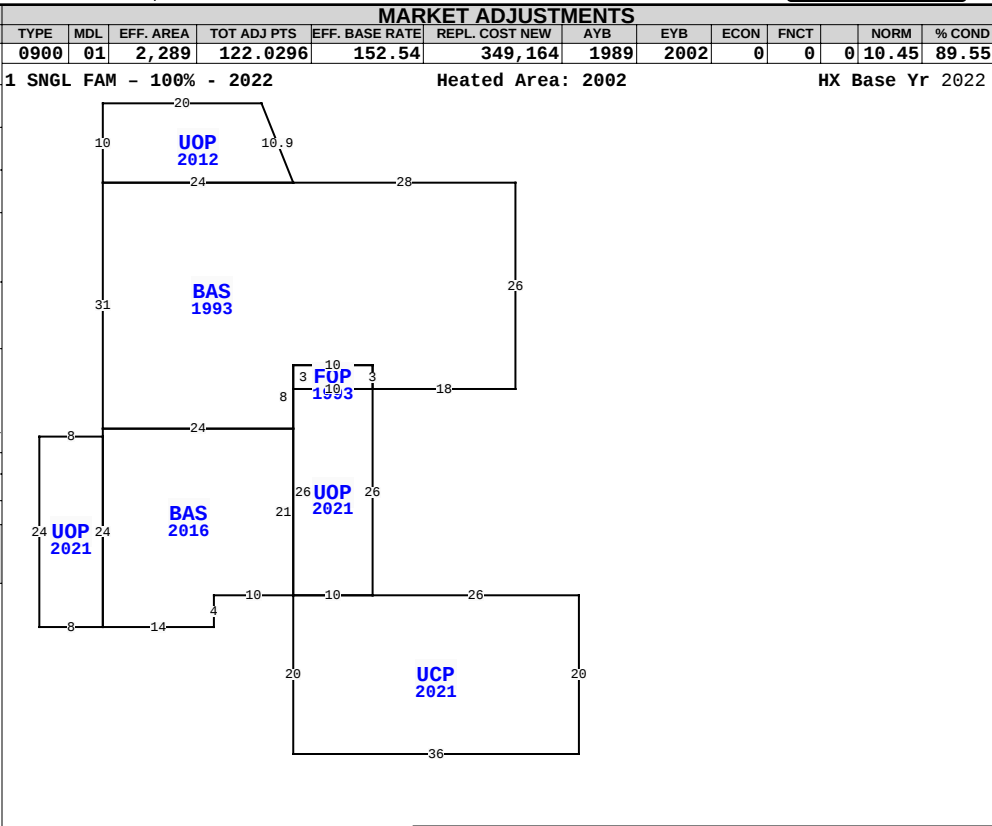
TOTALS	3,424	2,289	312,676
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	1242	WD DECK A	0 100	0	0	240.00	SF	10.00	10.00	100	1991	1991	3	20	480	
4	1242	WD DECK A	0 100	11	13	143.00	SF	10.00	10.00	100	1996	1996	3	20	286	
5	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	26	1,300	
6	0681	POLE SHED	0 100	0	0	380.00	SF	15.00	15.00	100	1998	1998	3	26	1,482	
7	0812	CONCRETE C	0 100	0	0	1,115.00	SF	4.00	4.00	100	2015	2015	3	95	4,237	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,750							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																12,405
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			312,676
TOTAL MARKET OB/XF VALUE			12,405
TOTAL LAND VALUE - MARKET			85,750
TOTAL MARKET VALUE			410,831
SOH/AGL Deduction			115,619
ASSESSED VALUE			295,212
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			240,212
TOTAL JUST VALUE			410,831
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			397,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5401	NEW CONSTR	53,568	12/29/1988
5604	NEW CONSTR	2,100	12/29/1988
2863	H/AC	2,400	12/29/1988
3343	NEW CONSTR	2,350	12/29/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2497/0800	9/15/2021	WD	Q	I	02
GRANTOR: PARK MICHAEL T & CHRI					SALE PRICE
GRANTEE: RODANHISLER STEVEN					
1195/0198	12/12/2003	WD	Q	I	
GRANTOR: POLK RONALD P & VALER					139,000
GRANTEE: PARK MICHAEL T & CH					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W28 UOP=[YR=2012] U10 L4 W20 S10 E24\$ W24 S31 BAS=[YR=2016] S1 UOP=[YR=2021] W8 S24 E8 N24\$ S24 E14 N4 E10 UCP=[YR=2021] S20 E36 N20 W26 UOP=[YR=2021] N26 FOP=[YR=1993] N3 W10 S3 E10\$ W10 S26 E10\$ W10\$ N21 W24\$ E24 N8 E10 S3 E18 N26\$.	