

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10006DIST 1D 10000NONE 100

Quality02Quality Level 02DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8024.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS1,4201001,420157,074FGR4005522024,335FOP5030151,659USP3753011212,389

TOTALS2,2451,767195,458

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDADJ UNIT PRICEOB/XF MKT VALUENOTES

10810CONCRETE A01002010200.00SF6.506.5010019831983341533

20504FP-ELECTRI0100001.00UT2,000.002,000.00100198319833541,080

31242WD DECK A010000128.00SF10.0010.0010019891989320256

40811CONCRETE B0100001,200.00SF5.205.20100201820183976,053

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHFACT% CONDDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000006OR0.000.002.00AC1.001.001.0035,000.0035,000.0070,000

REVIEW DATE12/21/2022BYKWTotal Acres: 2.00Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA11,767TOT ADJ PTS102.6000EFF. BASE RATE128.25REPL. COST NEW226,618AYB1983EYB1995ECON0FNCT0NORM0% COND13.7586.25

1 SNGL FAM - 100% - 1998Heated Area: 1420HX Base Yr 1998

BLD DATEXF DATEINC DATE03/03/2023NWLG L DATELAND DATEAG DATE

TOTAL OB/XF7,922

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE218,057TOTAL MARKET OB/XF VALUE7,922TOTAL LAND VALUE - MARKET70,000TOTAL MARKET VALUE295,979SOH/AGL Deduction152,606ASSESSED VALUE143,373TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE93,373TOTAL JUST VALUE295,979NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE287,427

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

0795/00585/30/1997WDQI91,000

GRANTOR: KNIGHT MADELINE NGRANTEE: URSRY RICKY & MONIC0725/18313/17/1995WDQI78,500GRANTOR: ROBERTSON JAY & LINDAGRANTEE: KNIGHT MADELINE N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2009] N15 W25 S15 E25\$ W48 S30 E24 FOP=[YR=1993] E5 FGR=[YR=1993] S20 E20 N20 W20\$ N10 W5 S10\$ N10 E5 S10 E20 N30\$.

