



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	9	1,632
BAL	248	15	37	6,709
FCP	826	25	206	37,357
FGR	294	55	162	29,377
FOP	30	30	9	1,632
FOP	36	30	11	1,995
FOP	45	30	14	2,539
FOP	80	30	24	4,352
FUS	891	100	891	161,576
FUS	1,370	100	1,370	248,439
TOTALS	4,452		3,099	561,980

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	969.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	90.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 11 3,099 149.1780 186.47 577,871 2017 2017 0 0 0 2.75 97.25

1 SNGL FAM - 100% - 2018 Heated Area: 2614 HX Base Yr 2018

FCP 2017

SFB 2017

FGR 2017

FUS 2017

FOP 2017

FOP 2017

FOP 2017

STR 2017

BAL 2017

FOP 2017

FUS 2017

STR 2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2024 MLU

TOTAL OB/XF									
5,455									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	969.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	90.00	SF	6.50	6.50

TOTAL OB/XF									
5,455									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	50.00	100.00	50.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2 Tax Dist:				
BUILDING MARKET VALUE					561,980				
TOTAL MARKET OB/XF VALUE					5,455				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					917,435				
SOH/AGL Deduction					347,383				
ASSESSED VALUE					570,052				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					520,052				
TOTAL JUST VALUE					917,435				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					785,071				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160814	CO ISSUED	0	03/01/2017
20160814	NEW CONSTR	0	02/10/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1393/0550	3/02/2006	WD	Q	I		365,000			
GRANTOR: STAFFORD FRANK E & CA									
GRANTEE: MCGROGAN MATTHEW R									
0683/1093	6/24/1993	WD	U	I	09	80,000			
GRANTOR: BROWN D P & MARY L									
GRANTEE: STAFFORD FRANK & C									

BUILDING NOTES									
FUS=[YR=2017;ORIG=15,0] E15 S9 E16 S31 W5 S11 W14 N1 W12 N50 \$									
FUS=[YR=2017;ORIG=75,7] S26 S7 E12 S13 W12 S3 W15 N49 E15 \$									
FCP=[YR=2017;ORIG=0,0] W31 S50 E12 N22 E2 N18 E17 N10 \$									
SFB=[YR=2017;ORIG=-5,41] E5 N31 W17 S18 W2 S5 E14 S8 \$									
FGR=[YR=2017;ORIG=-19,50] S4 E14 N13 N8 W14 S17 \$									
BAL=[YR=2017;ORIG=30,0] E20 S46 W2 W2 N37 N5 W16 N4 \$									
FOP=[YR=2017;ORIG=46,9] W16 N5 E16 S5 \$									
STR=[YR=2017;ORIG=48,46] S13 W8 N4 E4 N9 E4 \$									
STR=[YR=2017;ORIG=75,33] E9 S7 W9 N7 \$									
BAL=[YR=2017;ORIG=60,0] E15 S4 W15 N4 \$									
FOP=[YR=2017;ORIG=75,4] S3 W15 N3 E15 \$									