



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 100
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	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	43	6,397
BAS	1,595	100	1,595	237,307
BAS	120	100	120	17,854
FGR	240	55	132	19,639
FOP	26	30	8	1,190
STR	124	10	12	1,786

TOTALS	2,393		1,910	284,174
--------	-------	--	-------	---------

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
1	0810	CONCRETE A	0	0	35	12			6.50	100	1980	1980	3
2	0830	FLAGSTONE	0	0	0	0			12.00	100	1985	1985	3
3	0504	FP-ELECTRI	0	0	0	0			2,000.00	100	1941	1941	3
4	0858	SCULP CONC	0	0	0	0			7.80	100	1998	1998	3

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
1	000100	C	SFR	0		R-1	75.00	125.00	75.00	FF	1	1.09	1.00

TYPE 0900 MDL 01 EFF. AREA 1,910 TOT ADJ PTS 131.5160 EFF. BASE RATE 164.40 REPL. COST NEW 314,004 AYB 1941 EYB 2003 ECON 0 FNCT 0 NORM 9.50 % COND 90.50

1 SNGL FAM - 0% - 0

Heated Area: 1715

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2024 MLU

TOTAL OB/XF													
7,151													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		284,174	
TOTAL MARKET OB/XF VALUE		7,151	
TOTAL LAND VALUE - MARKET		469,604	
TOTAL MARKET VALUE		760,929	
SOH/AGL Deduction		15,346	
ASSESSED VALUE		745,583	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		745,583	
TOTAL JUST VALUE		760,929	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		718,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163092	SIDING	35,000	11/14/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/213	10/10/2023	TD	U	I	11	100
GRANTOR: LOUDEN SARAH E A &						
GRANTEE: CALLAGHAN LOUDEN RE						
2409/0699	11/16/2020	WD	Q	I	01	699,000
GRANTOR: SHAW BYERS W JR & REB						
GRANTEE: LOUDEN SARAH E A &						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W21 BAS=[YR=2017] W10 S12 E10 N12\$ S12 W37 S27 E15 FOP=[YR=1993] S3 E10 U3 L3 W7\$ E7 D3 R3 E4 U3 R3 E6 N5 E8 FGR=[YR=1993] S8 E12 N20W12 S12\$ N12 E12 N22\$ PTR=E15 STR=[YR=2017] E5 BAL=[YR=2017] E16 S18 W16 N18\$ S4 W1 S24 W4 N10 W2 N4 E2 N14\$ W15\$.													