



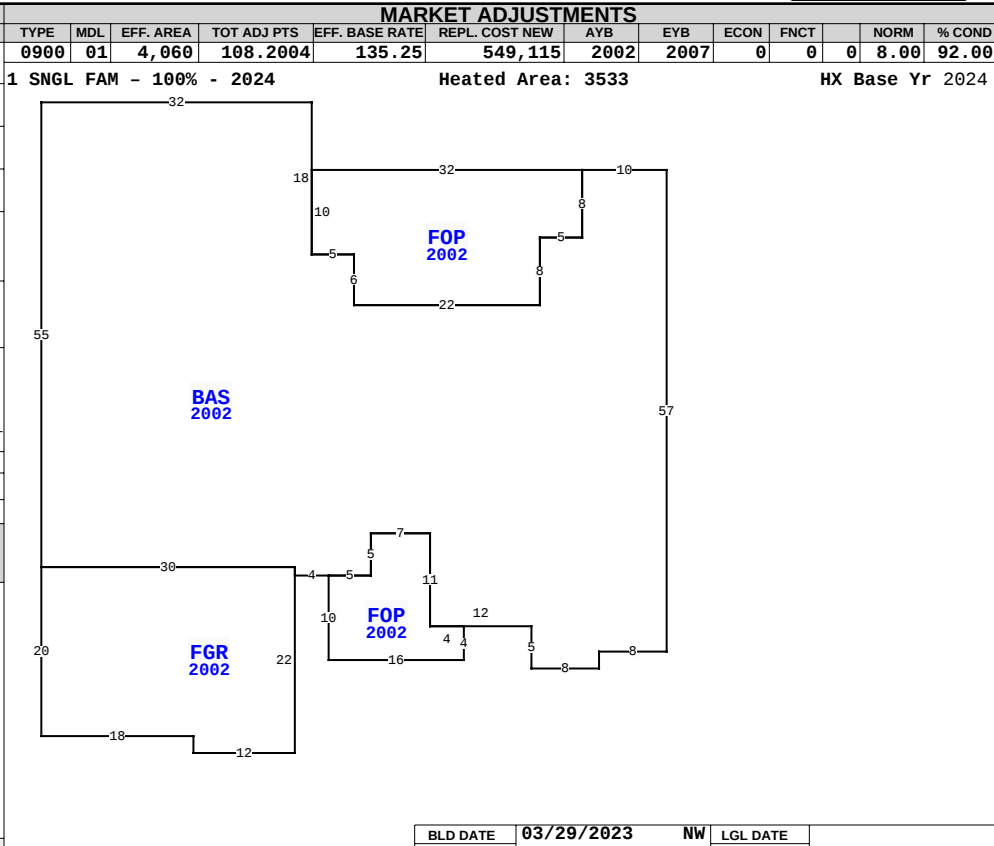
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,533	100	3,533	439,611
FGR	624	55	343	42,680
FOP	171	30	51	6,346
FOP	442	30	133	16,549
TOTALS	4,770		4,060	505,186

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,495.00	SF	4.00
3	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	1,273.00	SF	7.25
5	0911	SCRN RM A	0	100	29	44	1,276.00	SF	17.50
6	1126	CB/STC 8"	0	100	62	4	248.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2002	2002	3	86	3,010	
4.00	100	2002	2002	3	82	4,904	
85.00	100	2002	2002	3	29	8,973	
7.25	100	2002	2002	3	82	7,568	
17.50	100	2002	2002	3	20	4,466	
8.00	100	2002	2002	3	82	1,627	

TOTAL OB/XF									
30,548									

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
LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		505,186	
TOTAL MARKET OB/XF VALUE		30,548	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		663,234	
SOH/AGL Deduction		0	
ASSESSED VALUE		663,234	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		613,234	
TOTAL JUST VALUE		663,234	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008234	REPAIR/RRF	0	09/30/2020
80210238	NEW CONSTR	9,589	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2629/1711	3/30/2023	WD Q	I		01
GRANTOR: MCDOWELL JAMES E & AR					
GRANTEE: WINSTON THOMAS & ST					
2326/1878	12/13/2019	WD Q	I		01
GRANTOR: GAY MICHAEL J & SANDR					
GRANTEE: MCDOWELL JAMES E &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W10 FOP=[YR=2002] W32 S10 E5 S6 E22 N8 E5 N8 \$ S8 W5 S8 W22 N6 W5 N18 W32 S55 FGR=[YR=2002] S20 E18 S2 E12 N22 W30 \$ E30 S1 E4 FOP=[YR=2002] S10 E16 N4 W4 N11 W7 S5 W5 \$ E5 N5 E7 S11 E12 S5 E8 N2 E8 N57 \$.									