



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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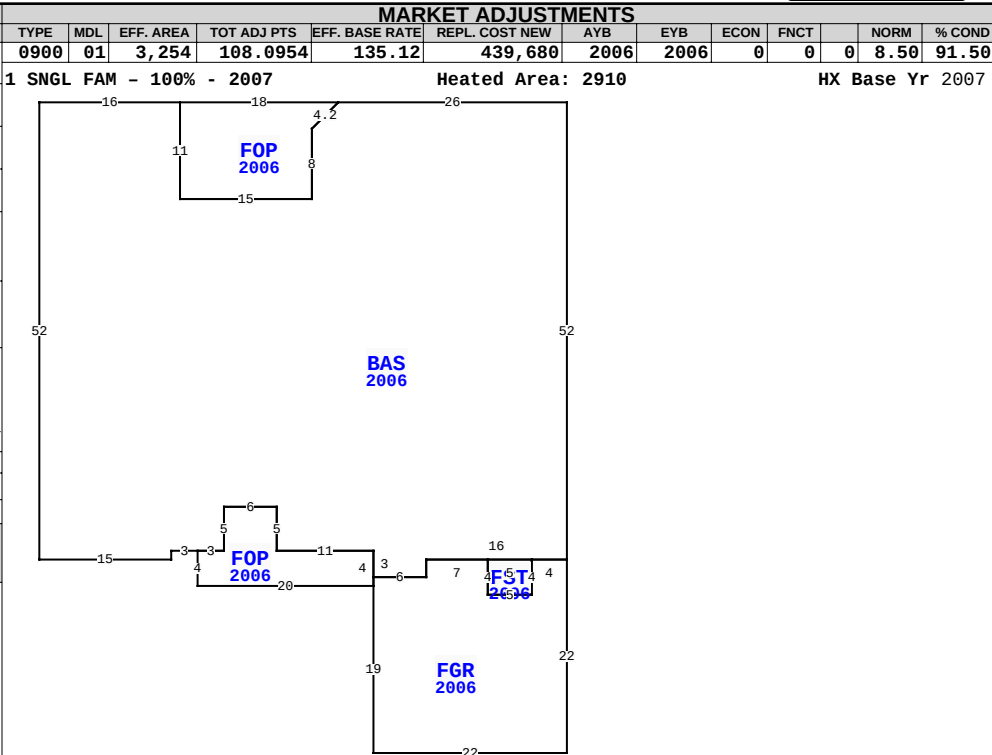
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,910	100	2,910	359,777
FGR	452	55	249	30,785
FOP	110	30	33	4,080
FOP	170	30	51	6,305
FST	20	55	11	1,360

TOTALS	3,662		3,254	402,307
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50
4	1242	WD DECK A	0	100	5	2	10.00	SF	10.00

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	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	2006	2006	3	87	3,266	
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	2006	2006	3	87	696	
4	1242	WD DECK A	0	100	5	2	10.00	SF	10.00	10.00	100	2006	2006	3	27	27	

TOTAL OB/XF													5,789		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500.00	1			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				402,307	
TOTAL MARKET OB/XF VALUE				5,789	
TOTAL LAND VALUE - MARKET				127,500	
TOTAL MARKET VALUE				535,596	
SOH/AGL Deduction				260,509	
ASSESSED VALUE				275,087	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				225,087	
TOTAL JUST VALUE				535,596	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				517,627	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16342	NEW CONSTR	427,490	08/02/2006
C16342	CO ISSUED	427,490	05/01/2006
M11512	MECH OTHER	0	05/01/2006
E17209	ELEC OTHER	2,200	04/01/2006
P10897	OTHER	0	03/01/2006
R08421	REPAIR/RRF	1,500	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2381/1689	8/04/2020	LE U	I	I	11
GRANTOR: REINWALD ROYCE & CARO					
GRANTEE: KARGEL BRIDGET ANN					
1432/1126	7/27/2006	WD Q	I		
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: REINWALD ROYCE & CA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W26 FOP=[YR=2006] W18 S11 E15 N8 R3 U3 \$ D3 L3 S8 W15 N11 W16 S52 E15 N1 E3 FOP=[YR=2006] S4 E20 FGR=[YR=2006] S19 E22 N22 W4 FST=[YR=2006] W5 S4 E5 N4\$ S4 W5 N4 W7 S2 W6 S1\$ N4 W11 N5 W6 S5 W3\$ E3 N5 E6 S5 E11 S3 E6 N2 E16 N52\$.					