

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,081	103.9780	129.97	270,468	1992	2005	0	0	13.50	86.50

1 SNGL FAM - 100% - 2021 Heated Area: 1942 HX Base Yr 2021

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		248,760			
TOTAL MARKET OB/XF VALUE		18,424			
TOTAL LAND VALUE - MARKET		175,500			
TOTAL MARKET VALUE		442,684			
SOH/AGL Deduction		69,937			
ASSESSED VALUE		372,747			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		322,747			
TOTAL JUST VALUE		442,684			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		413,159			

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	22	2,473
BAS	1,342	100	1,342	150,873
FUS	600	100	600	67,454
UOP	80	20	16	1,799
UOP	120	20	24	2,698
UOP	336	20	67	7,532
UOP	48	20	10	1,125
TOTALS	2,670		2,081	233,955

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009326	REPAIR/RRF	19,300	10/06/2020
963112	REMODEL	3,600	07/01/1996
7357	NEW CONSTR	57,225	06/27/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1287	1/02/2024	WD Q	Q	I	01	520,000
GRANTOR: BREWER BRANDAN & MEGA						
GRANTEE: JOHNSON CARLUS E &						
2411/1980	11/23/2020	WD Q	Q	I	01	400,000
GRANTOR: PRESCOTT KAREN M						
GRANTEE: BREWER BRANDAN & ME						

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	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
2	0810	CONCRETE A	0	100	4	32	128.00	SF	6.50	6.50	100	1995	1995	3	70	582	
3	0920	CWALL-WD/M	0	100	0	0	20.00	LF	390.00	390.00	100	2000	2000	3	20	1,560	
4	0810	CONCRETE A	0	100	24	32	768.00	SF	6.50	6.50	100	1997	1997	3	73	3,644	
5	0681	POLE SHED	0	100	60	24	1,440.00	SF	15.00	15.00	100	1999	1999	3	27	5,832	
6	0920	CWALL-WD/M	0	100	0	0	40.00	LF	390.00	390.00	100	2000	2000	3	20	3,120	
7	0680	POLE SHED	0	100	36	12	432.00	SF	10.00	10.00	100	2008	2008	3	52	2,246	

TOTAL OB/XF												18,424					
-------------	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--

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

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W12 N3 W12 S3 W22 S28 E16 N3 E6 S6 E12 N3 E12 N28 \$											
FUS=[YR=1993;ORIG=15,0] E24 S8 S20 W12 N6 W12 N22 \$											
UOP=[YR=1996;ORIG=-46,0] W12 S28 E8 E4 N28 \$											
BAL=[YR=2011;ORIG=39,8] E12 S12 W12 N12 \$											
UOP=[YR=1996;ORIG=-30,32] S5 E6 S2 E6 N8 W6 N6 W6 S7 \$											
UOP=[YR=1996;ORIG=-50,28] S4 E20 N4 W20 \$											
UOP=[YR=1998;ORIG=-18,39] E6 N8 W6 S8 \$											
PTR=[ORIG=0,0] E15 W15 \$											

LAND DESCRIPTION												TOTAL OB/XF												18,424					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000116	C	SFR MARSH	100		RM	200.00	100.00	390.00	FF		1.00	1.00	1.00	450.00	450.00	175,500												

