

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD	DESCRIPTION	AREA	PTS	VAL
Exterior Wall	15	CONC BLOCK 70	0100	01	1,488
Exterior Wall	20	FACE BRICK 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	03	DIST HI 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,120	100	1,120	111,995	
BAS	280	100	280	27,998	
FOP	128	30	38	3,800	
UST	112	45	50	5,000	
TOTALS	1,640		1,488	148,793	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,488	113.7708	108.08	160,823	1974	2010	0	0	7.48	92.52
1 SINGLE FAM - 100% - 2023 Heated Area: 1400 HX Base Yr 2023											
BLD DATE					LGL DATE						
XF DATE					LAND DATE						
INC DATE					AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	148,793		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	183,793		
SOH/AGL Deduction	38,643		
ASSESSED VALUE	145,150		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	95,150		
TOTAL JUST VALUE	183,793		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	164,246		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1655	10/31/2022	SW	Q	I	01	249,000
GRANTOR: TEN POINTS HOLDINGS L						
GRANTEE: DUKES KENNETH & PEG						
2566/0986	5/26/2022	WD	U	I	37	175,000
GRANTOR: MUSGROVE WILLIAM K &						
GRANTEE: TEN POINTS HOLDINGS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF										0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W40 UST=[YR=1993] W14 S8 BAS=[YR=2004] S20 E14 N20 W14 \$ E14 N8 \$ S28 E2FOP=[YR=2011] S8 E16 N8 W16 \$ E38 N28\$.									