



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

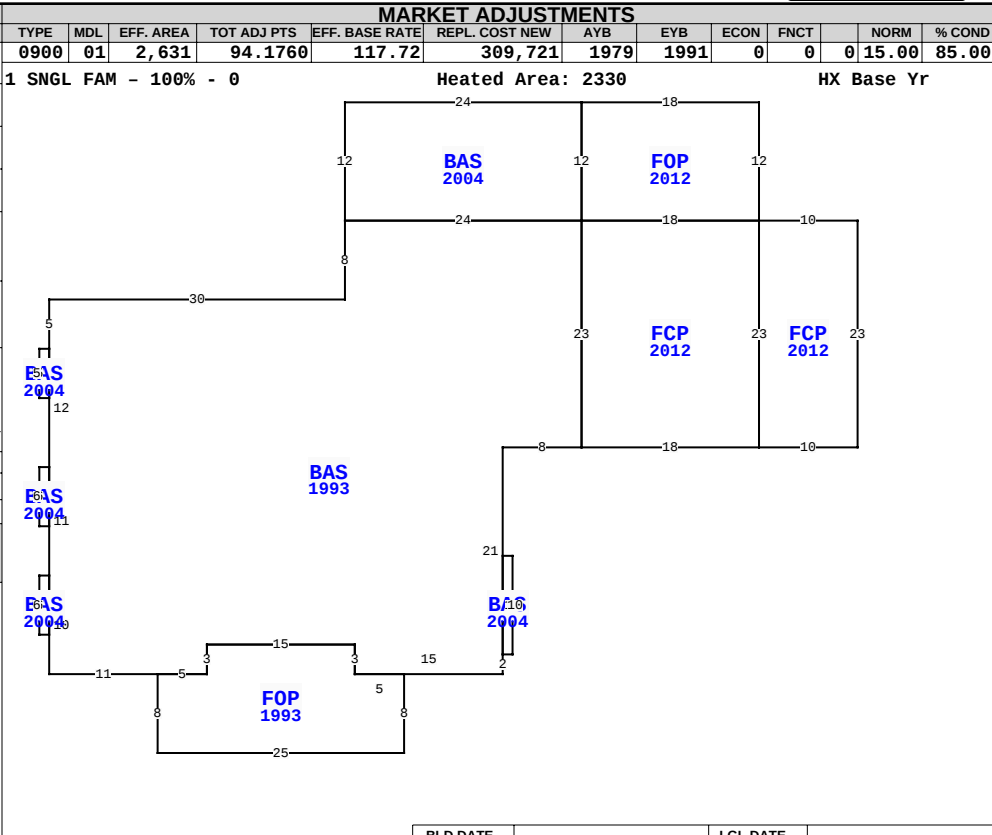
Quality	01	Quality Level 01
DOR CODE	5000IMPROVED AG	
MAP NUM	MKT AREA 09	
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	201,625
BAS	5	100	5	501
BAS	6	100	6	600
BAS	6	100	6	600
BAS	10	100	10	1,000
BAS	288	100	288	28,818
FCP	230	25	58	5,804
FCP	414	25	104	10,407
FOP	245	30	74	7,404
FOP	216	30	65	6,504
TOTALS	3,435		2,631	263,263

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
2	0350	CARPORT WD	0 100	20 38	760.00	SF	13.00	13.00	100	1980	1980	3	20	1,976	
3	0861	POOL GUNIT	0 100	18 35	630.00	SF	85.00	85.00	100	1989	1989	3	20	10,710	
4	0845	KOOL DECK	0 100	0 0	908.00	SF	7.25	7.25	100	1989	1989	3	57	3,752	
5	0812	CONCRETE C	0 100	0 0	1,597.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,076	
6	0811	CONCRETE B	0 100	0 0	964.00	SF	5.20	5.20	100	2006	2006	3	87	4,361	
7	0681	POLE SHED	0 100	31 12	372.00	SF	15.00	15.00	100	2006	2006	3	44	2,455	
8	0811	CONCRETE B	0 100	0 0	598.00	SF	5.20	5.20	100	2012	2012	3	93	2,892	
9	0756	FEP	0 100	19 6	114.00	SF	27.00	27.00	100	2012	2012	3	55	1,693	
10	0756	FEP	0 100	19 14	266.00	SF	27.00	27.00	100	2012	2012	3	55	3,950	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	005000	C	RURAL HOME	100 0005
2	006000	A	PAST1/HAY	0
3	009910	M	MKT. VAL. AG	0



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023
INC DATE		AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
760.00	SF	13.00	13.00	100	1980	1980	3	20	1,976	
630.00	SF	85.00	85.00	100	1989	1989	3	20	10,710	
908.00	SF	7.25	7.25	100	1989	1989	3	57	3,752	
1,597.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,076	
964.00	SF	5.20	5.20	100	2006	2006	3	87	4,361	
372.00	SF	15.00	15.00	100	2006	2006	3	44	2,455	
598.00	SF	5.20	5.20	100	2012	2012	3	93	2,892	
114.00	SF	27.00	27.00	100	2012	2012	3	55	1,693	
266.00	SF	27.00	27.00	100	2012	2012	3	55	3,950	

TOTAL OB/XF															35,405
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	TOT ADJ	UNIT PRICE
1	005000	C	RURAL HOME	100 0005		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	370.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	19,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		263,263			
TOTAL MARKET OB/XF VALUE		35,405			
TOTAL LAND VALUE - MARKET		140,200			
TOTAL MARKET VALUE		330,814			
SOH/AGL Deduction		174,441			
ASSESSED VALUE		156,373			
TOTAL EXEMPTION VALUE		55,000			HX HB DX
BASE TAXABLE VALUE		101,373			
TOTAL JUST VALUE		438,868			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		427,662			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313635	REPAIR/RRF	0	09/01/2013
R024327	REPAIR/RRF	3,000	08/01/2002
5810	SWIM POOL	15,400	06/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0282/0482	1/01/1979	FS	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2012] W18 BAS=[YR=2004] W24 S12 BAS=[YR=1993] S8 W30 S5 BAS=[YR=2004] W1 S5 E1 N5\$ S12 BAS=[YR=2004] W1 S6 E1 N6\$ S11 BAS=[YR=2004] W1 S6 E1 N6\$ S10 E11 FOP=[YR=1993] S8 E25 N8 W5 N3 W15 S3 W5\$ E5 N3 E15 S3 E15 N2 BAS=[YR=2004] E1 N10 W1 S10\$ N21 E8 FCP=[YR=2012] E18 FCP=[YR=2012] E10 N23 W10 S23\$ N23 W18 S23\$ N23 W24\$ E24 N12\$ S12 E18 N12\$.					