



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	12	CEDAR 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	672	100	672
FUS	308	100	308
UOP	64	20	13
UOP	77	20	15
UOP	77	20	15
UST	40	45	18
TOTALS	1,238		1,041
			100,898

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,041	123.1200	116.96	121,755	1987	1987	0	0	17.13	82.87

1 SINGLE FAM - 0% - 2024 Heated Area: 980 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			100,898
TOTAL MARKET OB/XF VALUE			2,304
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			163,202
SOH/AGL Deduction			0
ASSESSED VALUE			163,202
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			163,202
TOTAL JUST VALUE			163,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4301	N/A	10,000	08/12/1987
2097	N/A	17,400	09/23/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/759	4/19/2024	WD Q	Q	I	02	220,000
GRANTOR: WATERS PATRICIA L SPE						
GRANTEE: SEJDIC SENADA & DEN						
2710/756	4/19/2024	QC U	U	I	11	100
GRANTOR: WATERS PATRICIA L						
GRANTEE: SEJDIC SENADA & DEN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

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	1242	WD DECK A	0	0	4	8		32.00	SF	10.00				64	
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00				2,240	

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W5 UOP=[YR=1993] W3 BAS=[YR=1993] W24 S28 E24 N28\$ S13 E8 N5 W5 N8\$ S8 E5 N8\$ PTR=E15 UOP=[YR=1993] E11 S7 FUS=[YR=1993] S28 UOP=[YR=1993] S7 W11 N7 E11\$ W11 N28 E11\$ W11 N7\$ W15\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							