



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	2,008
BAS	587	100	587	69,342
BAS	168	100	168	19,846
FGR	299	55	164	19,373
FOP	28	30	8	945
FOP	28	30	8	945
FOP	56	30	17	2,008
FUS	950	100	950	112,224
PTO	112	5	6	709
STR	49	10	5	590
TOTALS	2,501		1,980	233,898

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	576.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-2	28.00	129.00	28.00	FF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,980	139.8382	132.85	263,043	1998	2000	0	0	11.08	88.92
1 TOWNHOUSE - 100% - 2016 Heated Area: 1705 HX Base Yr 2016											

** This building has 11 Sub-Areas	BLD DATE	12/09/2009	DJ	LGL DATE	
	XF DATE			LAND DATE	03/13/2024
	INC DATE			AG DATE	MLU

TOTAL OB/XF										
3,130										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			233,898
TOTAL MARKET OB/XF VALUE			3,130
TOTAL LAND VALUE - MARKET			189,000
TOTAL MARKET VALUE			426,028
SOH/AGL Deduction			205,902
ASSESSED VALUE			220,126
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			170,126
TOTAL JUST VALUE			426,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090217	ELEC OTHER	800	02/18/2009
20090116	XFOB	20,000	01/26/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1975/0388	4/15/2015	WD Q	I	I	01
GRANTOR: GRAY KATHLEEN M TRUST					
GRANTEE: ST PIERRE LAURA N					
1938/0608	9/16/2014	QC U	I	I	11
GRANTOR: STRICKLAND ANN R					
GRANTEE: ROBAS VICTORIA B					

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=1998] W6 FOP=[YR=2009] N4 UST=[YR=2009] N8 PTO=[YR=2009] N8 W14 S8 E14 \$ W14 S8 E14 \$ W14 S4 E14 \$ W14 S23 FOP=[YR=2009] W4 S7 E4 N7 \$ S7 E7 FGR=[YR=1998] S22 E13 N23 W13 S1\$ N1 E13 N29 \$ PTR= E15 BAL=[YR=2009] E14 S8 BAS=[YR=2009] S12 FUS=[YR=1998] E6 S50 W3 S2 W10 N1 STR=[YR=2009] W7 N7 FOP=[YR=1998] N4 E7 S4 W7 \$ E7 S7 \$ N11 W7 N40 E14 \$ W14 N12 E14 \$ W14 N8 \$ W15 \$.										