



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	246,912
FGR	660	55	363	40,666
FOP	67	30	20	2,241
FSP	192	40	77	8,626
TOTALS	3,123		2,664	298,446

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,664	102.7200	128.40	342,058	2006	2006	0	0	0	12.75	87.25	
1 SNGL FAM - 0% - 0 Heated Area: 2204 HX Base Yr													
BLD DATE 02/01/2007 PH LGL DATE 04/08/2024 MLU XF DATE 02/01/2007 PH LAND DATE INC DATE AG DATE													

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
1	0810	CONCRETE A	0	0	21	3		63.00	SF 6.50	100	2006	2006	3
2	0810	CONCRETE A	0	0	0	0		1,130.00	SF 6.50	100	2006	2006	3
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	2006	2006	3
4	0855	CONC PAVER	0	0	6	12		72.00	SF 10.00	100	2006	2006	3
5	0476	VF 6 SBPL	0	0	0	0		60.00	LF 32.00	100	2006	2006	3
6	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2006	2006	3

LAND DESCRIPTION													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,446	
TOTAL MARKET OB/XF VALUE		12,054	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		385,500	
SOH/AGL Deduction		36,109	
ASSESSED VALUE		349,391	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		349,391	
TOTAL JUST VALUE		385,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805315	(16) WINDOWS	21,000	07/01/2018
E15903	NEW CONSTR	2,000	10/01/2005
M10532	H/AC	0	10/01/2005
P10061	NEW CONSTR	0	09/01/2005
R08213	REPAIR/RRF	2,800	09/01/2005
B16047	NEW CONSTR	164,151	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2481/0724	7/19/2021	WD	Q	I	01
GRANTOR: FISCHER THEODORE J TR					
GRANTEE: MICHALAK ROBERT & M					
2048/0575	5/24/2016	WD	Q	I	01
GRANTOR: PANDOLFO CHRISTOPHER					
GRANTEE: THEODORE J FISCHER					

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2006] N20 W10 N2 BAS=[YR=2006] N32 W8 L2 U2 W6 D2 L2 W1 FSP=[YR=2006] N6 W20 S6 E1 S4 E18 N4 E1\$W1S4 W18 N4 W13 S52 E10 FOP=[YR=2006] S5 E11 N5 W2 N2 W6 S2 W3\$E3N2 E6 S2 E12 N18 E10 N2 E10\$W10 S2 W10 S22 E20 N2 E10\$.													