



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
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	1,964	100	1,964	233,905
FGR	492	55	271	32,275
FOP	47	30	14	1,667
FOP	160	30	48	5,716
TOTALS	2,663		2,297	273,564

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,246.00	SF	4.00	4.00	
3	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,297	105.8400	132.30	303,893	2004	2004	0	0	9.98	90.02
1 SNGL FAM - 0% - 0 Heated Area: 1964 HX Base Yr											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
10,097											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,564	
TOTAL MARKET OB/XF VALUE		10,097	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		358,661	
SOH/AGL Deduction		64,922	
ASSESSED VALUE		293,739	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		293,739	
TOTAL JUST VALUE		358,661	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		336,669	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2363/1583	5/05/2020	QC	U	I	11
GRANTOR: MARDEGAN JUSTIN					
GRANTEE: MARDEGAN TIMOTHY J					
1297/0250	2/23/2005	WD	U	I	06
GRANTOR: MARDEGAN TIMOTHY J &					
GRANTEE: MARDEGAN TIMOTHY ET					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W17 FOP=[YR=2004] N8 W22 S8 E3 N2 E8 S2 E11\$ W11 N2 W8 S2 W18 S34 FGR=[YR=2004] S25 E21 N22 W11 N3 W10\$ E10 S3 E22 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E15 N37\$.											