



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,882	100	1,882	264,251
FGR	657	55	361	50,688
FOP	66	30	20	2,808
FSP	308	40	123	17,270
FST	15	55	8	1,123
TOTALS	2,928		2,394	336,140

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,230.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

1 SNGL FAM - 0% - 2023

Heated Area: 1882

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2024 MLU

TOTAL OB/XF											
8,069											

TOTAL OB/XF											
8,069											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,140	
TOTAL MARKET OB/XF VALUE		8,069	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		419,209	
SOH/AGL Deduction		0	
ASSESSED VALUE		419,209	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		419,209	
TOTAL JUST VALUE		419,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530777	CO ISSUED	0	12/08/2015
B1530777	NEW CONSTR	280,287	07/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/1778	4/30/2019	WD	Q	I	01
GRANTOR: SHRECK GARY P & LAURA					SALE PRICE
GRANTEE: VELLUCCI ANTHONY J					
2020/0582	12/17/2015	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					270,900
GRANTEE: SHRECK GARY P & LAU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W13 FSP=[YR=2019] N14 W22 S14 E22\$ W37 S38 E11 FOP=[YR=2015] S4 E12 N4 W3 N3 W6 S3 W3\$ E3 N3 E6 S3 E9 FGR=[YR=2015] S32 E21 N32 W5 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11\$ E21 N38\$.											