



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,521	100	2,521	326,429
FGR	385	55	212	27,450
FOP	63	30	19	2,460
FSP	280	40	112	14,502
FST	15	55	8	1,035
TOTALS	3,264		2,872	371,877

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	26	3		78.00	SF 6.50	100	2016
2	0810	CONCRETE A	0	100	0	0		634.00	SF 6.50	100	2016
3	0462	ST/AL FNC	0	100	125	0		500.00	SF 10.00	100	2016
4	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2016

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	000134	C	SFR POND	100		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	2,872	107.3480	134.18	385,365	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2021 Heated Area: 2521 HX Base Yr 2021											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
9,033											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371,877	
TOTAL MARKET OB/XF VALUE		9,033	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		455,910	
SOH/AGL Deduction		146,285	
ASSESSED VALUE		309,625	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		259,625	
TOTAL JUST VALUE		455,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531122	CO ISSUED	0	02/19/2016
B1531122	NEW CONSTR	308,600	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2397/1349	9/30/2020	WD	Q	I	01
GRANTOR: CREWS ROY R II & MARI					
GRANTEE: AMANU DESSALEGN H &					
2030/1954	2/25/2016	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CREWS ROY R II & MA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W15 FSP=[YR=2016] N5 W20 S14 E20 N9\$ S9 W20 N9 W15 S50 FGR=[YR=2016] S20 E 20 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S9 E10 FOP=[YR=2016] S3 E9 N6 W2 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N56\$.											