



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	172,794
FGR	676	55	372	41,257
FOP	310	30	93	10,315
FOP	344	30	103	11,423
TOTALS	2,888		2,126	235,790

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
1	0510	GARAGE WD-	0	0	24	60	1,440.00	SF	35.00	35.00	100	1991	1991
2	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20	5.20	100	2003	2003

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	2.04	AC		1.00	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	2,126	99.2250	124.03	263,688	2002	2002	0	0	0	10.58	89.42	
1 SNGL FAM - 0% - 0													
Heated Area: 1558 HX Base Yr													
BLD DATE: 06/13/2023 MLU													

TOTAL OB/XF													
12,359													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			235,790
TOTAL MARKET OB/XF VALUE			12,359
TOTAL LAND VALUE - MARKET			61,200
TOTAL MARKET VALUE			309,349
SOH/AGL Deduction			11,759
ASSESSED VALUE			297,590
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,590
TOTAL JUST VALUE			309,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018684	NEW CONSTR	0	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1949/1881	11/21/2014	WD	Q	I	02	230,000	
GRANTOR: THOMAS MICHAEL J & AM							
GRANTEE: FRAATZ CHARLES W &							
0999/0113	7/24/2001	WD	U	I	07	100	
GRANTOR: SCAFF DONNA L							
GRANTEE: THOMAS MICHAEL & AM							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2002] W26 FOP=[YR=2002] N8 W31 S8 FGR=[YR=2002] W26 S26 E26 N26\$ S2 E31 N2\$ S2 W31 S20 E3 S1E6 N1 E3 S8 E1 FOP=[YR=2002] S8 E43 N8 W43 \$ E44 N30 \$.													