



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	277,249
FEP	210	80	168	32,640
FGR	390	55	214	41,578
FOP	152	30	46	8,937
FOP	280	30	84	16,321
FUS	1,720	100	1,720	334,175
STP	8	10	1	194
STP	14	10	1	194
STR	24	10	2	389
TOTALS	4,225		3,663	711,678

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	333.00	SF	7.00
3	0855	CONC PAVER	0	0	0	0	24.00	SF	7.00
4	0855	CONC PAVER	0	0	0	0	388.00	SF	7.00
5	0476	VF 6 SBPL	0	0	0	0	10.00	LF	32.00
6	0479	VF PICKET	0	0	0	0	40.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,663	120.7710	199.27	729,926	2017	2017	0	0	0	2.50	97.50	
1 SFR CUST - 0% - 2024													
Heated Area: 3147													
HX Base Yr													
BLD DATE: 04/23/2024 MLU													

TOTAL OB/XF													
7,681													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		711,678	
TOTAL MARKET OB/XF VALUE		7,681	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		994,359	
SOH/AGL Deduction		0	
ASSESSED VALUE		994,359	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		994,359	
TOTAL JUST VALUE		994,359	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		796,055	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162305	CO ISSUED	0	02/14/2018
20162305	NEW CONSTR	378,765	08/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1524	12/06/2023	WD U	I	I	11	100
GRANTOR: LEE RICHARD DELANO &						
GRANTEE: JONES CHRISTOPHER D						
2682/1859	12/06/2023	WD Q	I	I	01	1,225,000
GRANTOR: LEE RICHARD D & POLLY						
GRANTEE: JONES CHRISTOPHER D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W7 STP=[YR=2017] N1 W8 S1 E8 \$ W28 S5 BAS=[YR=2017] S21 FGR=[YR=2017] S34 E11 N22 E4 N4 W4 N8 W11\$ E11 S8 E4 S4 W4 S25 FOP=[YR=2017] S8 STP=[YR=2017] S2 E7 N2 W7\$ E19 N8 W19\$ E19 N15 E5 N38 W21 N5 W14 \$ E14 S5 E21 N10\$ PTR=E15 FUS=[YR=2017] E14 FEP=[YR=2017] N5 E21 S10 W21 N5\$ S5 E21 S38 W5 S15 W19 N11 STR=[YR=2017] N6 E4 S6 W4\$ E4 N6 W4 S6 W3 S3 W5 N3 W3 N47\$ W15\$.									