



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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
BAL	64	15	10	1,204
BAS	2,722	100	2,722	327,613
FGR	552	55	304	36,588
FOP	88	30	26	3,129
FOP	210	30	63	7,583
FST	102	55	56	6,740
FUS	648	100	648	77,991
TOTALS	4,386		3,829	460,848

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	100	0	0	998.00	SF	5.20	5.20	
5	0681	POLE SHED	0	100	48	24	1,152.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,829	106.6905	133.36	510,635	2005	2010	0	0	9.75	90.25
1 SNGL FAM - 100% - 2019 Heated Area: 3370 HX Base Yr 2019											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

TOTAL OB/XF											
27,198											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		460,848	
TOTAL MARKET OB/XF VALUE		27,198	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		583,046	
SOH/AGL Deduction		237,293	
ASSESSED VALUE		345,753	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,753	
TOTAL JUST VALUE		583,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		661,402	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001277	GARAGE	56,206	02/03/2021
20003076	REPAIR/RRF	0	04/08/2020
E1428039	ELEC OTHER	0	08/01/2014
B0412646	NEW CONSTR	227,777	01/04/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2706/1661	4/05/2024	WD Q	I	02	
GRANTOR: BLAUDOW RANDY P & MAR					
GRANTEE: SCHULTZ JEFF & LYNN					
2688/1846	12/26/2023	QC U	I	11	100
GRANTOR: BLAUDOW RICHARD W TRU					
GRANTEE: TOMPKINS LANDING LL					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2005] W4 N4 W2 N2 W6 S2 W2 S4 W6 S1 W16 FOP=[YR=2005] N10 W21 S10 E21 \$ W34 S41 E15 N4 E10 FOP=[YR=2005] S8 E11 N8 W11 \$ E21 FGR=[YR=2005] S23 E24 N23 W24 \$ E24 N38 \$ PTR= E15 FUS=[YR=2005] E6 BAL=[YR=2015] N8 E8 S8 W8 \$ E15 S17 FST=[YR=2005] E17 S6 W17 N6 \$ S6 E6 S10 W6 N5 W21 N28 \$ W15 \$.											