

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100
Roof Structur10STEEL FRME 100
Roof Cover12MODULAR MT 100
Interior Wall07NONE 100
Interior Floo03CONC FINSH 100
Air Condition01NONE 100
Heating Type01NONE 100
Bedrooms0100
Bathrooms0100
Frame05STEEL 100

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND6500011,06060.950021.3322,61020232023001.0099.00

2 GARAGE RES - 0% - 2024Heated Area: 960HX Base Yr

Basement Floor Plan showing dimensions: 24' x 40'. Labels include BAS 2024 and FCP 2024.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE22,384TOTAL MARKET OB/XF VALUE12,000TOTAL LAND VALUE - MARKET143,100TOTAL MARKET VALUE177,484SOH/AGL Deduction0ASSESSED VALUE177,484TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE177,484TOTAL JUST VALUE177,484NCON VALUE22,384INCOME VALUEPREVIOUS YEAR MKT VALUE239,453

12/2023KW: THE 1976 DW/MH HAS BEEN REMOVED

PERMIT NUMDESCRIPTIONAMTISSUED

B2400039713260T 226ZH425,68004/08/2024B2308826GARAGE _ 24X3579,11107/11/2023MH165755CO ISSUED001/19/2017MH165755MH MOVE-ON007/01/2016

SALES DATAOFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2693/3582/06/2024QC U I 11100GRANTOR: ROSS GARY HGRANTEE: ROSS GARY HOWARD &1953/135212/19/2014WD Q V 0149,000GRANTOR: MELTON JOSEPH JR ETALGRANTEE: ROSS GARY H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024; ORIG=50,10] E24 S40 W24 N40 \$FCP=[YR=2024; ORIG=74,10] E10 S40 W10 N40 \$.

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LAND DESCRIPTIONTOTAL OB/XF12,000

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDDTOTADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES0ORD0.000.007.95AC1.001.001.0018,000.0018,000.00143,100

REVIEW DATE12/28/2023BYKWTOTAL ACRES: 7.95TOTAL LAND VALUE: 143,100MARKET: 0AGRICULTURAL: 0COMMON: 143,100PRINTED 08/06/2024 BY SYS