



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 70		
Interior Floo	11	CLAY TILE 30		
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4004	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	123,214
FOP	120	30	36	4,200
STR	18	10	2	233
UOP	96	20	19	2,217
TOTALS	1,290		1,113	129,864

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	132.7809	126.14	140,394	2007	2007	0	0	0	7.50	92.50
2 SINGLE FAM - 0% - 2024				Heated Area: 1056				HX Base Yr				

42

24

32

12

24

2

8

12

8

20

13

7

6

3

3

6

BAS
2007

UOP
2016

FOP
2007

SFR
2007

BLD DATE

LGL DATE

05/26/2022

MLA

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

03070301010002010000

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060100040004.00

AREATOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS6001006007,041

TOTALS6006007,041

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

65000160067.045023.4714,0821989198900050.0050.00

3 GARAGE RES - 0% - 2024Heated Area: 600HX Base Yr

24252524

BAS2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

136,905085,000221,9050221,9050221,905221,9050216,076

SALES DATA

OFF RECORD NumberDATEINSTTYPEQU / I / VRSN CDPRICE

2681/115911/21/2023WDQI01280,000GRANTOR:MARTINEZ OSCAR D SRGRANTEE:ERB CASEY REYANNA2533/18661/27/2022WDQI01250,000GRANTOR:WASHINGTON SIERA AGRANTEE:MARTINEZ OSCAR D SR

BUILDING NOTES

BAS=[YR=2016] W25 S24 E25 N24\$.

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 08/06/2024 BY SYS