



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1.5 100	
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 04
NEIGHBORHOOD/LOC	4037.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	82,416
FOP	80	30	24	2,536
FUS	580	100	580	61,284
PTO	64	5	3	317
STR	40	10	4	423

TOTALS	1,544	1,391	146,976
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	24	12			288.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000810	C	TOWNHOUSE1	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,391	114.6600	108.93	151,522	2016	2016	0	0	3.00	97.00
1 TOWNHOUSE - 0% - 2023											
Heated Area: 1360											
HX Base Yr											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF											
1,797											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		146,976	
TOTAL MARKET OB/XF VALUE		1,797	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		188,773	
SOH/AGL Deduction		0	
ASSESSED VALUE		188,773	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,773	
TOTAL JUST VALUE		188,773	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		189,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125112	C0 ISSUED	0	01/17/2017
E24971	NEW CONSTR	0	04/01/2012
M16728	H/AC	0	12/01/2011
B25112	NEW CONSTR	867,810	09/01/2011
P14968	NEW CONSTR	0	09/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2589/0161	9/06/2022	WD	Q	I	02	215,000	
GRANTOR: BLEVINS BRITTANY K F/							
GRANTEE: GERMANO RICHARD & R							
2116/1531	4/28/2017	WD	Q	I	01	125,000	
GRANTOR: GIBBS MICHAEL L							
GRANTEE: ROSS BRITTANY K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W3 PTO=[YR=2016] N8 W8 S8 E8\$ W17 S39 FOP=[YR=2016] S4 E20 N4 W20\$ E20 N39\$ PTR= E15 FUS=[YR=2016] E20 S31 W20 N14 STR=[YR=2016] N10 E4 S10 W4\$ E4 N10 W4 N7\$ W15\$.											