



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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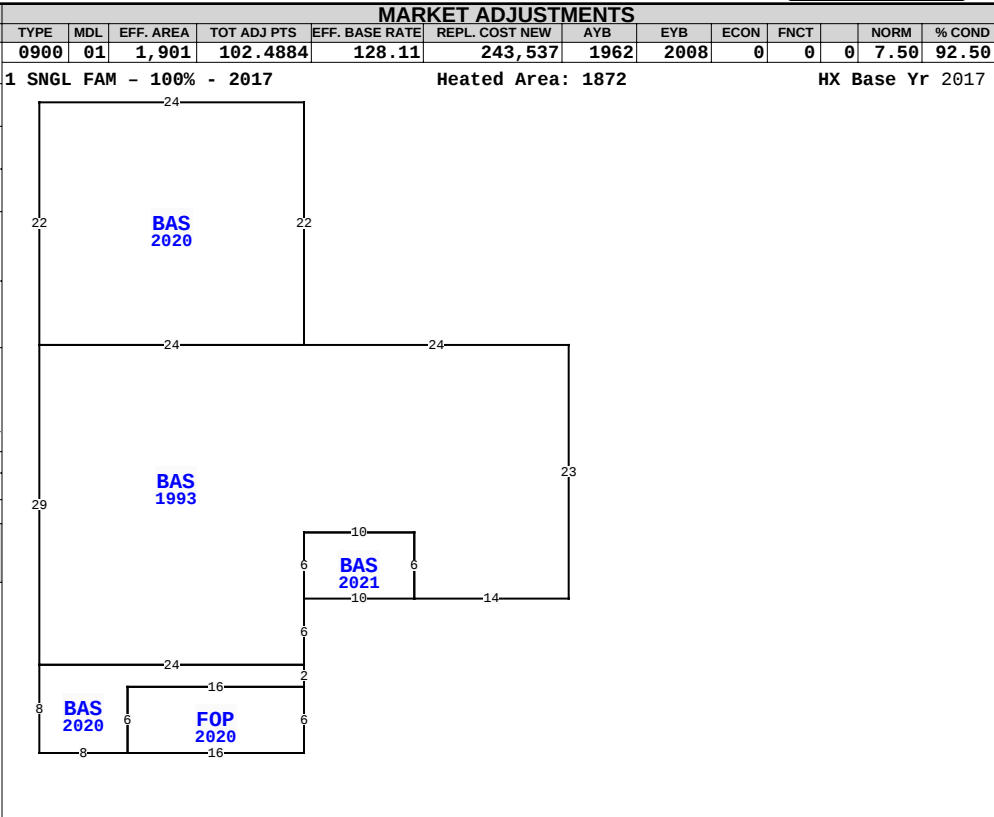
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	140,780
BAS	96	100	96	11,377
BAS	528	100	528	62,569
BAS	60	100	60	7,110
FOP	96	30	29	3,436

TOTALS	1,968		1,901	225,272
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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	0680	POLE SHED	0 100	38	20	760.00	SF	10.00	10.00	100	1980
2	0680	POLE SHED	0 100	0	0	200.00	SF	10.00	10.00	100	1980
3	0681	POLE SHED	0 100	41	10	410.00	SF	15.00	15.00	100	1983
4	0810	CONCRETE A	0 100	22	9	198.00	SF	6.50	6.50	100	1985

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.14	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	1980	1980	3	20	1,520	
10.00	100	1980	1980	3	20	400	
15.00	100	1983	1983	3	20	1,230	
6.50	100	1985	1985	3	47	605	

TOTAL OB/XF											
3,755											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		225,272	
TOTAL MARKET OB/XF VALUE		3,755	
TOTAL LAND VALUE - MARKET		56,520	
TOTAL MARKET VALUE		285,547	
SOH/AGL Deduction		101,720	
ASSESSED VALUE		183,827	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		133,827	
TOTAL JUST VALUE		285,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0118	6/02/2016	SW	U	I	12	47,500
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: HEARN DAVID H & MIR						
2008/1108	10/13/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 BAS=[YR=2020] N22 W24 S22 E24\$ W24 S29											
BAS=[YR=2020] S8 E8 FOP=[YR=2020] E16 N6 W16 S6\$ N6 E16 N2											
W24\$ E24 N6 BAS=[YR=2021] E10 N6 W10 S6\$ N6 E10 S6 E14 N23\$.											