



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

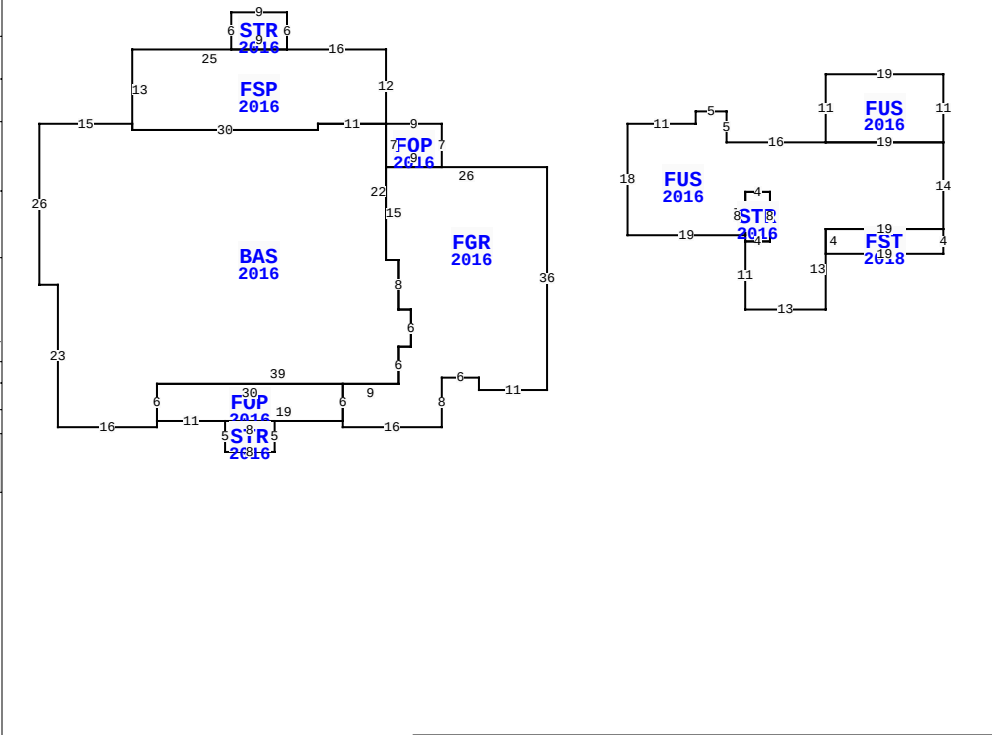
NEIGHBORHOOD/LOC	4014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2,438	460,674
FGR	975	55	536	101,281
FOP	63	30	19	3,590
FOP	180	30	54	10,203
FSP	522	40	209	39,492
FST	76	55	42	7,937
FUS	209	100	209	39,492
FUS	928	100	928	175,351
STR	32	10	3	566
STR	40	10	4	756

TOTALS	5,517		4,447	840,288
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	2,356.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
3	0462	ST/AL FNC	0	0	193	965.00	SF	10.00	10.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,447	129.8651	194.80	866,276	2016	2016	0	0	0	3.00	97.00
1 SFR CUST - 0% - 2023 Heated Area: 3575 HX Base Yr												



** This building has 11 Sub-Areas	BLD DATE	LGL DATE	03/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	2,356.00	SF	4.00	4.00	100	2016	2016	3	96	9,047	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
3	0462	ST/AL FNC	0	0	193	965.00	SF	10.00	10.00	100	2016	2016	3	81	7,817	

LAND DESCRIPTION										TOTAL OB/XF										20,259	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000135	C	SFR CNSVTN	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	195,000.00	195,000.00	1				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		840,288			
TOTAL MARKET OB/XF VALUE		20,259			
TOTAL LAND VALUE - MARKET		195,000			
TOTAL MARKET VALUE		1,055,547			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,055,547			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,055,547			
TOTAL JUST VALUE		1,055,547			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		963,065			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015536	CONSTRUCT DORMER	100,000	12/05/2023
B1530763	CO ISSUED	0	04/18/2016
B1530763	NEW CONSTR	408,594	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0398	1/06/2022	WD Q	I	01		1,167,000
GRANTOR: ROTHENBERG STEVEN & E						
GRANTEE: CARNES VALERIE L						
2223/1296	9/13/2018	WD Q	I	01		850,000
GRANTOR: DICKINSON MICHAEL & K						
GRANTEE: ROTHENBERG STEVEN S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W9 FSP=[YR=2016] N12 W16 STR=[YR=2016] N6 W9 S6 E9\$ W25 S13 E30 N1 E11\$ BAS=[YR=2016] W11 S1 W30 N1 W15 S26 E3 S23 E16 N1 FOP=[YR=2016] E11 STR=[YR=2016] S5 E8 N5 W8\$ E19 FGR=[YR=2016] S1 E16 N8 E6 S2 E11 N36 W26 S15 E2 S8 E2 S6 W2 S6 W9 S6\$ N6 W30 S6\$ N6 E39 N6 E2 N6 W2 N8 W2 N22\$ S7 E9 N7\$ PTR= E30 FUS=[YR=2016] E11 N2 E5 S5 E16 FUS=[YR=2016] N11 E19 S11 W19\$ E19 S14 FST=[YR=2018] S4 W19 N4 E19\$ W19 S13 W13 N11 STR=[YR=2016] N8 E4 S8 W4\$ E4 N8 W4 S7 W19 N18\$ W30 \$.									