



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4035.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	252,576
FGR	365	55	201	25,308
FOP	98	30	29	3,651
FSP	200	40	80	10,072
FST	15	55	8	1,007

TOTALS	2,684		2,324	292,616
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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	0811	CONCRETE B	0	100	0	0		623.00	SF 5.20	100	2018
2	0476	VF 6 SBPL	0	100	0	0		125.00	LF 32.00	100	2018
3	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	100	2018

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	000100	C	SFR	100		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
0100	01	2,324	135.2400	128.48	298,588	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 2006 HX Base Yr 2020											
BLD DATE: 05/17/2023 MLU											

TOTAL OB/XF											
7,466											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			292,616
TOTAL MARKET OB/XF VALUE			7,466
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			375,082
SOH/AGL Deduction			195,670
ASSESSED VALUE			179,412
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			129,412
TOTAL JUST VALUE			375,082
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805666	CO ISSUED	0	09/13/2018
B1805666	NEW CONSTR	263,768	06/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2227/1773	9/28/2018	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LEVINE MICHAEL J &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2018] W18 FSP=[YR=2018] N10 W20 S10 E20\$ W32 S48 E10 FOP=[YR=2018] S4 E21 N4 W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 FGR=[YR=2018] E19 N20 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ N20 E19 N28\$.					