



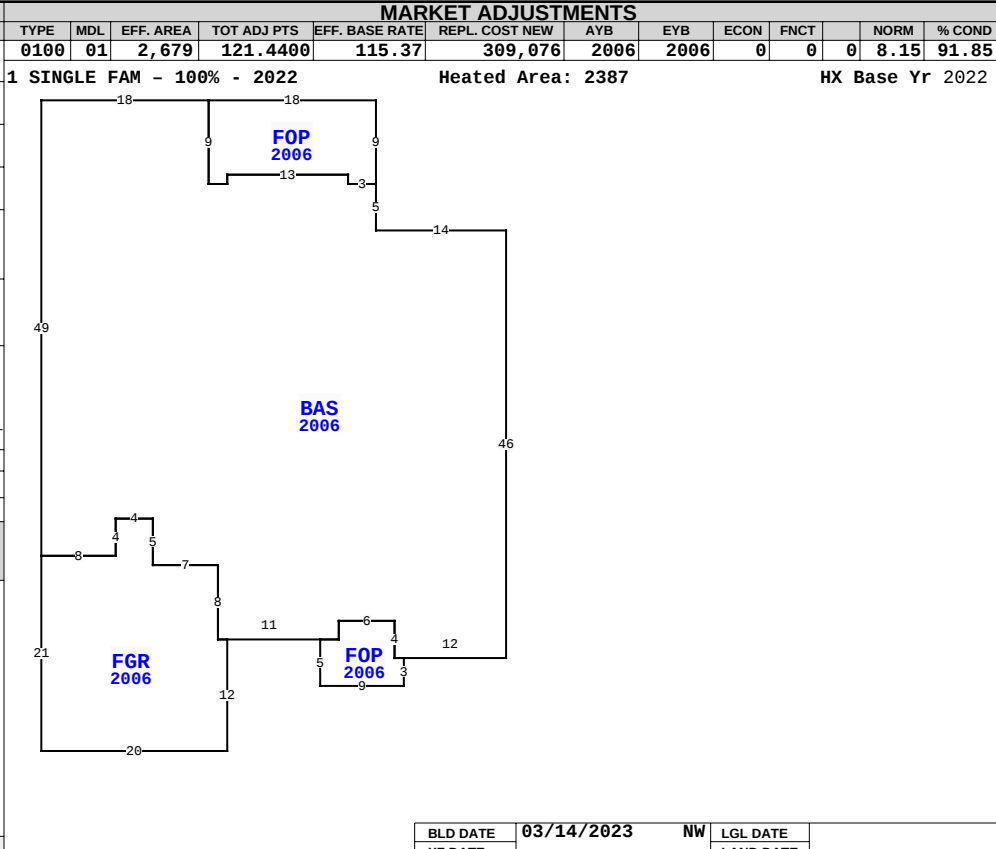
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2,387	252,944
FGR	420	55	231	24,478
FOP	55	30	16	1,696
FOP	149	30	45	4,769
TOTALS	3,011		2,679	283,886

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	
4	0752	USP	0	100	18	10	180.00	SF	15.00	15.00	
5	0855	CONC PAVER	0	100	10	5	50.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
9,036											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,886	
TOTAL MARKET OB/XF VALUE		9,036	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		347,922	
SOH/AGL Deduction		59,445	
ASSESSED VALUE		288,477	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,477	
TOTAL JUST VALUE		347,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24364	ADDITION	7,152	02/01/2011
B0516639	NEW CONSTR	296,044	08/31/2006
M11240	MECH OTHER	0	03/01/2006
C0516639	CO ISSUED	296,044	11/01/2005
B0516556	FOUNDATION	3,500	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2484/1087	7/09/2021	WD Q	I	I	01
GRANTOR: DINEEN MICHAEL & VALE					
GRANTEE: MERSCH MICHAEL A &					
1670/1602	4/01/2010	WD U	I	I	12
GRANTOR: CRANE BRIAN A & ALICI					
GRANTEE: DINEEN MICHAEL & VA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N12 W1 N8 W7 N5 W4 S4 W8\$ E8 N4 E4 S5 E7 S8 E11 FOP=[YR=2006] S5 E9 N3 W1 N4 W6 S2 W2\$ E2 N2 E6 S4 E12 N46\$.											