



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	195,836
FGR	399	55	219	23,398
FOP	62	30	19	2,030
PTO	24	5	1	106
TOTALS	2,318		2,072	221,370

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	847.00	SF	5.20	5.20	100	2009
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2009

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	0003	PUD	0.00	0.00	1.00	LT	1.00

1 SINGLE FAM - 100% - 2021

Heated Area: 1833

HX Base Yr 2021

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE	01/28/2020	KKA	LAND DATE	01/28/2020
INC DATE			AG DATE	KKA

TOTAL OB/XF											
4,333											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										221,370	
TOTAL MARKET OB/XF VALUE										4,333	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										275,703	
SOH/AGL Deduction										64,136	
ASSESSED VALUE										211,567	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										161,567	
TOTAL JUST VALUE										275,703	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										256,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22004	CO ISSUED	0	09/15/2009
M14623	MECH OTHER	0	06/01/2009
P13789	OTHER	0	06/01/2009
R11600	REPAIR/RRF	2,800	10/01/2008
B22004	NEW CONSTR	150,480	10/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2394/0799	9/14/2020	WD	Q	I	01	242,500			
GRANTOR: BEHRMAN HARRIS R & ME									
GRANTEE: LEWIS ALLEN D									
1975/0768	4/17/2015	WD	Q	I	01	171,500			
GRANTOR: FANCHER KYLE E & MELI									
GRANTEE: BEHRMAN HARRIS R &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W23 PTO=[YR=2009] N4 W6 S4 E6\$ W27 S45 E10											
FOP=[YR=2009] S4 E11 N4 W2 N3 W6 S3 W3\$ E3 N3 E6 S3 E12											
FGR=[YR=2009] E19 N21 W19 S21\$ N21 E19 N24\$.											