



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	1,616	100	1,616	188,203
FGR	400	55	220	25,622
FOP	27	30	8	932
FSP	120	40	48	5,591
FSP	192	40	77	8,967
TOTALS	2,355		1,969	229,315

EXTRA FEATURES														
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
1	0811	CONCRETE B	0	100	0	708.00	SF	5.20	5.20	100	2013	2013	3	94

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2024

Heated Area: 1616

HX Base Yr 2024

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF														
3,461														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					229,315				
TOTAL MARKET OB/XF VALUE					3,461				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					282,776				
SOH/AGL Deduction					0				
ASSESSED VALUE					282,776				
TOTAL EXEMPTION VALUE					HX HB				
BASE TAXABLE VALUE					232,776				
TOTAL JUST VALUE					282,776				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					262,956				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531189	SCRNROOM	6,071	09/01/2015
B1327126	CO ISSUED	0	08/22/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/1858	2/24/2023	WD	Q	I	02	349,000	
GRANTOR: BURGESS KEVIN E & GAR							
GRANTEE: KIERNAN DENISE MARI							
1890/0185	11/08/2013	WD	Q	I	02	165,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BURGESS KEVIN E & G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W21 S44 E20 FOP=[YR=2013] S3 E5 FGR=[YR=2013] S9 E20 N20 W20 S11\$ N6 W4 S3 W1\$ E1 N3 E4 N5 E20 N28 FSP=[YR=2015] N13 W24 S5 FSP=[YR=2013] S8 E15 N8 W15\$ E15 S8 E9\$ W24 N8\$.									