



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,876	112.2000	106.59	306,553	2003	2003	0	0	0	9.75	90.25		

1 SINGLE FAM - 100% - 2018 Heated Area: 2496 HX Base Yr 2018

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	276,664		
TOTAL MARKET OB/XF VALUE	6,860		
TOTAL LAND VALUE - MARKET	49,200		
TOTAL MARKET VALUE	332,724		
SOH/AGL Deduction	112,285		
ASSESSED VALUE	220,439		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	170,439		
TOTAL JUST VALUE	332,724		
NCON VALUE	3,104		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	317,286		

Quality	
DOR CODE	MAP NUM
03 Quality Level 03	04
0100 SINGLE FAMILY	
NEIGHBORHOOD/LOC	4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	129,289
FGR	560	55	308	29,629
FOP	240	30	72	6,926
FUS	1,152	100	1,152	110,820
<b>TOTALS</b>	<b>3,296</b>		<b>2,876</b>	<b>276,664</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M036647	H/AC	0	01/01/2003
E0210568	NEW CONSTR	2,000	12/01/2002
B0210327	NEW CONSTR	156,246	10/01/2002
6469	CHNGE SRVC	0	02/01/1990
6133	GARAGE	12,828	11/21/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0103	12/15/2017	WD U	I	I	30	185,000

GRANTOR: MCCORMICK FRANCIS WAY  
 GRANTEE: MCCORMICK CHRISTOPH  
 0884/0534 5/24/1999 WD U I 01 100  
 GRANTOR: MCCORMICK JOHNNY & AD  
 GRANTEE: MCCORMICK ADDIE L &

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	672.00	6.50	100	2005	2005	3	86	3,756	
2	0351	CARPORT MT	0	100	20	16	320.00	10.00	100	2024	2022		97	3,104	

LAND DESCRIPTION				TOTAL OB/XF																				
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0005	RSF-2	0.00	0.00	0.82	AC		1.00	1.00	1.00	60,000.00	60,000.00	49,200							

BUILDING NOTES													
FGR=[YR=2003] W20 BAS=[YR=2003] W48 S28 FOP=[YR=2003] S6 E40 N6 W40\$ E48 N28 \$ S28 E20 N28\$ PTR=E10 FUS=[YR=2003] E47 S26 W20 N10 W7 S10 W20 N26\$ W10\$ .													

LAND DESCRIPTION														TOTAL OB/XF													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	SFR	100	0005	RSF-2	0.00	0.00	0.82	AC		1.00	1.00	1.00	60,000.00	60,000.00	49,200										