

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	09	PINE WOOD 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	95,678
DCK	72	10	7	649
FOP	16	30	5	463
FOP	168	30	50	4,636
TOTALS	1,288		1,094	101,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,094	111.8565	106.26	116,248	1997	1997	0	0	12.75	87.25

2 SINGLE FAM - 100% - 2022 Heated Area: 1032 HX Base Yr 2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			101,426
TOTAL MARKET OB/XF VALUE			461
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			173,887
SOH/AGL Deduction			25,862
ASSESSED VALUE			148,025
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,025
TOTAL JUST VALUE			173,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02177	NEW CONSTR	62,245	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1414	1/03/2019	WD Q	Q	I	01	115,000
GRANTOR: PEACOCK LEANNE C						
GRANTEE: DIXON LYN						
1808/1402	8/22/2012	QC U	I	11		100
GRANTOR: ABERSON THOMAS C						
GRANTEE: ABERSON LEANNE C						

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	1243	WD DECK F	0	100	12	24			8.00	100	1992	1992	3	20	461	

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2000] W6 BAS=[YR=2000] W18 FOP=[YR=2000] N4 W4 S4 E4 \$ W26 S24 E32 DCK=[YR=2001] S4 E18 N4 W18\$ N2 E12 N22\$ S22 W12 S2 E18 N24\$.									

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	000115	C	SFR ACRES	100	0007	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							