



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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 Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	234,045
FGR	372	55	205	25,851
FOP	32	30	10	1,261
FOP	48	30	14	1,766
TOTALS	2,308		2,085	262,923

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	16	43		6.50	6.50	100	1988
2	0810	CONCRETE A	0	0	0	0		6.50	6.50	100	1988
3	0500	FP-PRE FAB	0	0	0	0		3,500.00	3,500.00	100	1988
4	0810	CONCRETE A	0	0	8	3		6.50	6.50	100	1990
5	1242	WD DECK A	0	0	16	12		10.00	10.00	100	1992

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	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,085	117.3060	146.63	305,724	1988	1995	0	0	14.00	86.00
1 SNGL FAM - 0% - 0 Heated Area: 1856 HX Base Yr											
BLD DATE: 03/22/2024 MLU											

TOTAL OB/XF											
5,714											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			262,923
TOTAL MARKET OB/XF VALUE			5,714
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			418,637
SOH/AGL Deduction			74,176
ASSESSED VALUE			344,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			344,461
TOTAL JUST VALUE			418,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13080	REROOFING	9,100	08/01/2012
3113	NEW CONSTR	3,200	07/06/1988
2623	H/AC	2,000	06/28/1988
5179	NEW CONSTR	2,025	06/28/1988
4989	NEW CONSTR	54,115	06/23/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2306/0920	9/19/2019	WD Q	I	01	
GRANTOR: SAHLMAN HARRY FRED II					
GRANTEE: MURRAY CHARLES V					
2255/0985	2/05/2019	FJ U	I	11	
GRANTOR: DAVIS ELIZABETH S EST					
GRANTEE: SAHLMAN HARRY FRED					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S40 E14 FOP=[YR=1993] S4 E12 N4 FOP=[YR=1993] E4 FGR=[YR=1993] S13 E20 N21 W8 S4 W12 S4 \$ N8 W4 S8 \$ W12 \$ E12 N8 E4 S4 E12 N4 E8 N32 \$.											