

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 80

Exterior Wall12CEDAR 20

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.100
0100

BUD8 Adjustme Occupancy04DIST 01 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

TOTALS3,0642,453193,843

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBAYBECONFNCTAPNORM% COND

0100012,453105.6960100.41246,30619881988000516.3078.70

1 SINGLE FAM - 100% - 2022Heated Area: 1896HX Base Yr 2022

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE193,843

TOTAL MARKET OB/XF VALUE2,168

TOTAL LAND VALUE - MARKET150,400

TOTAL MARKET VALUE346,411

SOH/AGL Deduction72,306

ASSESSED VALUE274,105

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE224,105

TOTAL JUST VALUE346,411

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE337,470

Area Diagram

Diagram showing three building footprints labeled BAS 1993, PTO 2017, and FDG 1993.

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2487/01057/27/2021WDUUI11100

GRANTOR: WOODWARD SPALDING & G

GRANTEE: WOODWARD GENEVA & A

0717/085111/02/1994WDQI83,500

GRANTOR: MARTINEX MARK & RETHA

GRANTEE: WOODWARD SPALDING &

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.001.88AC1.001.001.0080,000.0080,000.00150,400

EXTRA FEATURES

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000300.00SF6.506.50100198919893571,112

20681POLE SHED01002216352.00SF15.0015.00100198919893201,056

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S22 BAS=[YR=1993] W12 S32 E12 UOP=[YR=1993]
S10 E16 N10 W16\$ E28 N32 W28\$ E28 N22\$ PTR=E15 PTO=[YR=2017]
N6 E24 S6 W24 \$ FDG=[YR=1993] E24 S36 W24 N36 \$ W15 \$.

REVIEW DATE03/30/2020BYNWP

Total Acres: 1.88Total Land Value: 150,400Market: 0Agricultural: 0Common: 150,400PRINTED 08/06/2024 BY SYS