



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

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	1,116	100	1,116	103,505
FGR	414	55	228	21,146
FOP	216	30	65	6,028
FUS	648	100	648	60,100
UCP	299	20	60	5,565
TOTALS	2,693		2,117	196,344

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1980
2	0350	CARPORT WD	0 100	0	0	462.00	SF	13.00	13.00	100	1981
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2000
5	0812	CONCRETE C	0 100	0	0	1,108.00	SF	4.00	4.00	100	1996

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	100		RMH	100.00	210.00	0.48	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,117	118.3350	112.42	237,993	1988	1988	0	0	0 17.50	82.50

1 SINGLE FAM - 100% - 1973

Heated Area: 1764

HX Base Yr 1973

36

31

36

6

36

31

36

6

BAS
1993

18

19

18

23

13

23

13

FGR
1993

UCP
1993

36

18

36

18

FUS
1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/20/2023

MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		196,344	
TOTAL MARKET OB/XF VALUE		8,312	
TOTAL LAND VALUE - MARKET		57,600	
TOTAL MARKET VALUE		262,256	
SOH/AGL Deduction		115,438	
ASSESSED VALUE		146,818	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		91,818	
TOTAL JUST VALUE		262,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2591	H/AC	2,590	06/07/1988
3538	NEW CONSTR	37,725	08/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0217/0653	1/01/1976	WD	Q	V		1,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UCP=[YR=1993] W13 FGR=[YR=1993] W18 S4 BAS=[YR=1993] W36 S31 FOP=[YR=1993] S6 E36 N6 W36 \$ E36 N31 \$ S19 E18 N23 \$ S23 E13 N23 \$ PTR= E15 FUS=[YR=1993] E36 S18W36 N18 \$ W15 \$.											