

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,830	100	1993
FGR	625	55	1993
FOP	228	30	1993
FUS	1,120	100	1993
PTO	64	5	2019
PTO	366	5	2019
UOP	70	20	1993
UOP	56	20	2019
UOP	288	20	2019
TOTALS	4,647		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,466	119.9772	158.37	548,910	1988	1988	0	0	20.34	79.66
1 SNGL FAM - 100% - 2019											
Heated Area: 2950											
HX Base Yr 2019											

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	2,780.00	SF	4.00	4.00	100
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100
3	0855	CONC PAVER	0	100	0	0	219.00	SF	10.00	10.00	100
4	0855	CONC PAVER	0	100	0	0	314.00	SF	20.00	20.00	100
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100

LAND DESCRIPTION											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	RES POND	100			RSF-2	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		437,262	
TOTAL MARKET OB/XF VALUE		20,578	
TOTAL LAND VALUE - MARKET		343,750	
TOTAL MARKET VALUE		801,590	
SOH/AGL Deduction		324,799	
ASSESSED VALUE		476,791	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		426,069	
TOTAL JUST VALUE		801,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		750,440	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004414	SCRNROOM	13,140	07/01/2019
M15866	H/AC	0	01/01/2011
B22431	REMODEL	4,482	04/01/2009
4721	NEW CONSTR	113,200	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0670	9/29/2017	WD	Q	I	01	459,000
GRANTOR: BLACK MAUREEN						
GRANTEE: LYDEN BRENDAN J & A						
1612/1455	3/31/2009	WD	Q	I	01	413,500
GRANTOR: FREDERICK BONNIE F						
GRANTEE: BLACK RICHARD & MAU						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/28/2025	MLU

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> PTO=[YR=2019] W4 UOP=[YR=2019] W18 PTO=[YR=2019] W4N4W12S2W4S2W4S8 BAS=[YR=1993] W1 D4 L4 UOP=[YR=2019] W14 S4 E14 N4\$ S4 W14 S31FOP=[YR=1993] S6 E15 S6 E12 N6 W1 N6W26\$ E26 S6 E14 FGR=[YR=1993] S4 E25N25 W25 S21\$ N21 E25 N16 W25 L2 U2 W7 D2 L2 W2 N4 U4 L4 W4\$ E4 D4 R4 S4 E2 R2 U2 E7 D2 R2 E3 N16\$ S16 E18 N16\$ S16 E4 N16\$ PTR=N15 FUS=[YR=1993] N28 UOP=[YR=1993] N5E14 S5 W14\$E14 N5 E12 S4 E13 S29 W13 N5 W9 S5W17 \$ S15\$.	