



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	05	DIST 1A 100
Occupancy	00	NONE 100

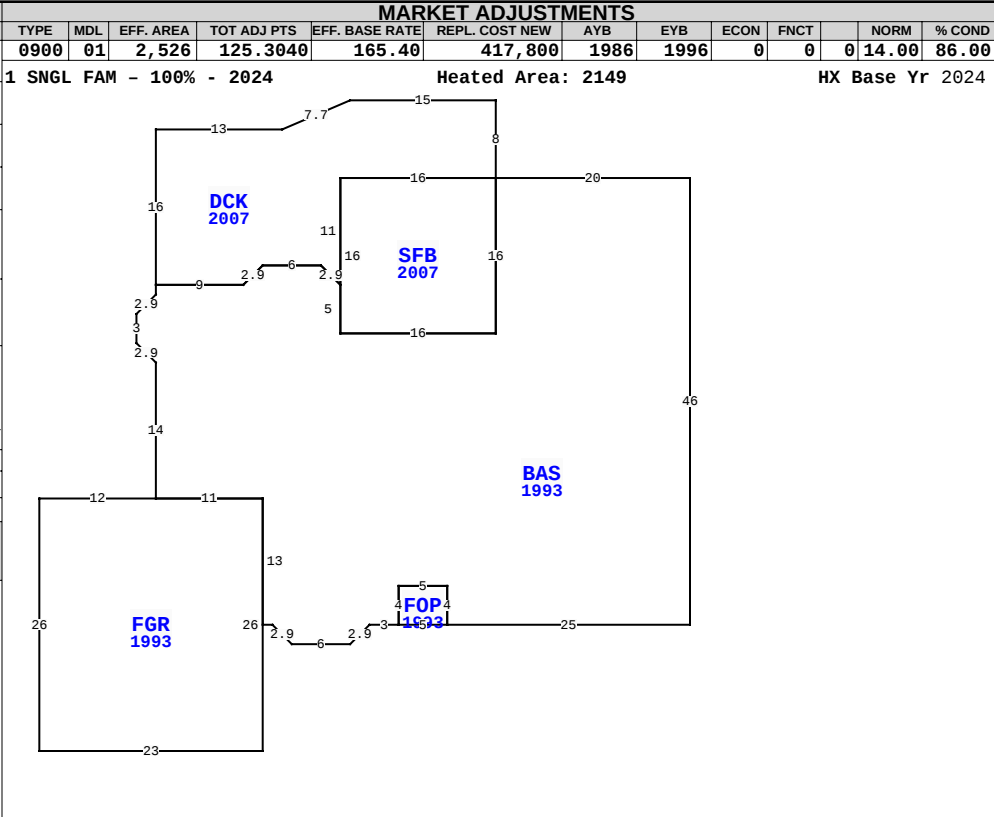
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1993	1,944	276,523
DCK	424	10	2007	42	5,974
FGR	598	55	1993	329	46,799
FOP	20	30	1993	6	853
SFB	256	80	2007	205	29,160

TOTALS	3,242			2,526	359,308
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	57	16	941.00	SF	4.00	4.00	1,769
2	0812	CONCRETE C	0	100	39	3	117.00	SF	4.00	4.00	220
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,030

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	



BLD DATE	02/05/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/28/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF											
4,019											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		359,308	
TOTAL MARKET OB/XF VALUE		4,019	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		638,327	
SOH/AGL Deduction		72,366	
ASSESSED VALUE		565,961	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		515,239	
TOTAL JUST VALUE		638,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		596,430	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25004204	POOL SCREEN ENCL	12,500	04/21/2025
M1217766	H/AC	0	11/01/2012
BP3451	N/A	36,165	06/30/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1495	5/12/2023	WD	Q	I	01	800,000
GRANTOR: SIRGANT CLAUDINE						
GRANTEE: HUGHES KEVIN M & CH						
2296/1698	8/06/2019	WD	Q	I	01	460,000
GRANTOR: STOCK STEVEN E & ANAS						
GRANTEE: SIRGANT CLAUDINE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 DCK=[YR=2007] N8 W15 D3 L7 W13 S16 E9 U2 R2 E6 D2 R2 N11 E16\$ SFB=[YR=2007] W16 S16 E16 N16\$S16W16 N5 U2 L2 W6 D2 L2 W9 S1 D2 L2 S3 D2 R2 S14 FGR=[YR=1993] W12 S26 E23N26 W11 \$ E11 S13 E1 D2 R2 E6 U2 R2 E3 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E25 N46\$.											