



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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	2029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,017	100
FOP	51	30
UGR	400	45
UST	264	45
TOTALS	2,732	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,331	127.9145	127.91	298,158	1975	1985	0	0	27.45	72.55
1 SINGLE FAM - 100% - 2022				Heated Area: 2017				HX Base Yr 2022			
BLD DATE				LGL DATE				04/28/2025 MLU			

EXTRA FEATURES											
L N	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	1,072.00	SF	4.00	4.00	100
2	0810	CONCRETE A	0	100	0	0	411.00	SF	6.50	6.50	100
3	0861	POOL GUNIT	0	100	38	18	684.00	SF	8.50	8.50	100
4	0845	KOOL DECK	0	100	0	0	593.00	SF	0.73	0.73	100
5	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1975	1975	3	25	1,072	
1983	1983	3	38	1,015	
1983	1983	3	20	1,163	
1983	1983	3	38	163	
1983	1983	3	38	437	
2003	2003	3	20	1,200	

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	RES	100		RSF-2	0.00	0.00	2.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.75	215,000.00	161,250.00	322,500							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
216,314											
TOTAL MARKET OB/XF VALUE											
5,050											
TOTAL LAND VALUE - MARKET											
322,500											
TOTAL MARKET VALUE											
543,864											
SOH/AGL Deduction											
332,338											
ASSESSED VALUE											
211,526											
TOTAL EXEMPTION VALUE											
50,722											
BASE TAXABLE VALUE											
160,804											
TOTAL JUST VALUE											
543,864											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
392,346											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212203	REPAIR/RRF	0	03/01/2021
5731	ADDITION	8,100	05/15/1989
1733	SWIM POOL	12,000	01/01/1982

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2381/0930	7/31/2020	WD	Q	I	01	325,000	
GRANTOR: VISSER DOUGLAS J & JA							
GRANTEE: DRAWDY DANIEL WILL							
2156/0029	11/06/2017	QC	U	I	11	100	
GRANTOR: GUEST JOHN B & KAREN							
GRANTEE: VISSER DOUGLAS J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1994] W20 UST=[YR=1993] N12 W22 S12 BAS=[YR=1993] S24 W33 S28 E26 FOP=[YR=1993] E17 N3 W17 S3 \$ N3 E17 S3 E12 N52 W22 \$ E22 \$ S20 E20 N20 \$.											