

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 60	
Interior Floor	14	CARPET 40	
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	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	1993
FGR	492	55	1993
FOP	87	30	1993
FSP	120	40	1993
FSP	221	40	2018
TOTALS	2,686		
			2,199
			383,718

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 1766						HX Base Yr 2021					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		383,718	
TOTAL MARKET OB/XF VALUE		19,306	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		753,024	
SOH/AGL Deduction		512,215	
ASSESSED VALUE		240,809	
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE		185,087	
TOTAL JUST VALUE		753,024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		735,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808038	DEMOSCRNRM	0	08/07/2018
17011489	REMODEL	9,800	12/27/2017
B00906	ADDITION	1,683	03/01/1994
8345	NEW CONSTR	79,903	08/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0743	3/17/2020	WD Q	Q	I	01	432,500
GRANTOR: GORNICK ROBERT E & PA						
GRANTEE: DAVIDSON DIANA K &						
2158/0553	11/15/2017	WD Q	Q	I	01	360,000
GRANTOR: SPIVEY LINDA J						
GRANTEE: GORNICK ROBERT E &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2018] W17 FSP=[YR=1993] W12 S6 BAS=[YR=1993] W12S4 W16S26 E2 FGR=[YR=1993] S21 E5 S1 E18 N13 W1 N9 W22 \$ E22 S9 E1 S1 E11 FOP=[YR=1993] S5 E9 N5 W1 N6 W7 S6 W1 \$ E1 N6 E7 S6 E13 N33 W17 N3 W12 N4 \$ S4 E12 N10 \$ S13 E17 N13 \$.	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0855	CONC PAVER	0	100	0	1,383.00	SF	7.00	7.00	100	2018	2018	3	97	9,391	
3	0855	CONC PAVER	0	100	0	565.00	SF	7.00	7.00	100	2018	2018	3	97	3,836	
4	0462	ST/AL FNC	0	100	0	432.00	SF	10.00	10.00	100	2018	2018	3	84	3,629	
TOTAL OB/XF 19,306																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							