

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1031.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,272	100
FDG	304	60
FOP	246	30
TOTALS	1,822	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 0							
Heated Area: 1272					HX Base Yr						
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/08/2025	MLU							
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			326,975
TOTAL MARKET OB/XF VALUE			5,567
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			532,542
SOH/AGL Deduction			67,926
ASSESSED VALUE			464,616
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			464,616
TOTAL JUST VALUE			532,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021315	NEW CONSTR	87,800	07/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1007	9/15/2023	SW	U	I	11	100
GRANTOR: BRASIER DALLAS						
GRANTEE: BRASIER DALLAS A LI						
2257/0466	2/22/2019	WD	Q	I	01	424,000
GRANTOR: KONTIO ELIZABETH R						
GRANTEE: HIRSCHER RUBY L & D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	3,010
2	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	784
3	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	1,706
4	1243	WD DECK F	0	0	2	6	12.00	SF	8.00	8.00	19
5	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	48

TOTAL OB/XF											
5,567											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W28 S30 E4 S18 FOP=[YR=2003] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24\$ E24 N48\$ PTR= E15 FDG=[YR=2003] E12 S1 E4 S10 W4 S11 W12 N22\$ W15\$ .											

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	0		R-2	0.00	0.00	40.00	FF	1.00