

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	1,140	100	2002
FDG	304	60	2002
FSP	246	40	2017
TOTALS	1,690		

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: 1140						HX Base Yr					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			310,756
TOTAL MARKET OB/XF VALUE			5,441
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			516,197
SOH/AGL Deduction			67,203
ASSESSED VALUE			448,994
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			448,994
TOTAL JUST VALUE			516,197
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020215	NEW CONSTR	79,500	08/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1667	3/01/2021	WD	Q	I	01	405,000
GRANTOR: CHERE NANCY E						
GRANTEE: BOCK FALK LIVING TR						
2102/0230	2/14/2017	WD	Q	I	01	330,000
GRANTOR: SOSSA MARIA M						
GRANTEE: CHERE NANCY E						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	0	41	3	SF	6.50	6.50	100	2002	2002	3	80	640	
3	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	2002	2002	3	80	1,778	
4	1242	WD DECK A	0	0	6	4	SF	10.00	10.00	100	2002	2002	3	20	48	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/08/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2002] W12 S6 W18 S35 FSP=[YR=2017] S7 W1 S2 E2 N1 E28 S1 E2 N2 W1 N7 W30 \$ E30 N13 E2N9 W2 N19 \$ PTR= E15			
FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 \$ W15 \$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							