



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 70			
Exterior Wall	23	REINF CONC 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2005	1,288	268,750
FGR	468	55	2005	257	53,625
FOP	32	30	2005	10	2,087
FOP	88	30	2005	26	5,425
FUS	710	100	2005	710	148,147
TOTALS	2,586			2,291	478,033

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,291	230.5617	230.56	528,213	2005	2005	0	0	9.50	90.50

1 TOWNHOUSE - 100% - 2022

Heated Area: 1998

HX Base Yr 2022

Diagram illustrating the layout and dimensions of the townhouse:

- Overall dimensions: 20 (width) x 25 (height).
- Rooms and Dimensions:
 - BAS 2005: 46 x 28
 - FGR 2005: 21 x 25
 - FOP 2005: 4 x 4
 - FUS 2005: 23 x 26
 - F2P 2025: 4 x 4

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

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
1	0966	FIRE SPRNK	0	100	0	0	1,998.00	SF	4.50	4.50	100	2005	2005
2	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2005	2005
3	0855	CONC PAVER	0	100	0	0	275.00	SF	10.00	10.00	100	2005	2005
4	1131	REINFR 8	0	100	28	3	84.00	SF	11.03	11.03	100	2005	2005
5	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2005	2005
6	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2005	2005
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005
8	0478	VF 6 SLAT	0	100	0	0	14.00	LF	15.00	15.00	100	2005	2005

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
1	000100	C	RES	100		R-2	0.00	0.00	28.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					478,033				
TOTAL MARKET OB/XF VALUE					14,738				
TOTAL LAND VALUE - MARKET					140,000				
TOTAL MARKET VALUE					632,771				
SOH/AGL Deduction					120,786				
ASSESSED VALUE					511,985				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					461,263				
TOTAL JUST VALUE					632,771				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					612,102				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052975	OTHER	1,000	11/08/2005
20052150	H/AC	7,000	07/06/2005
20051653	NEW CONSTR	7,000	04/21/2005
20051549	NEW CONSTR	2,000	04/11/2005
20051490	NEW CONSTR	136,000	03/31/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2701/1574	3/20/2024	QC	U	I	11	100	
GRANTOR: EARLY DWIGHT HOLDRIDG							
GRANTEE: EARLY KATHERINE LEE							
2357/0034	4/23/2020	WD	Q	I	02	415,000	
GRANTOR: TOPINKA JOSEPH L							
GRANTEE: EARLY DWIGHT H III							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] N46 FGR=[YR=2005] N25 W20 S21 E8 S4 E12\$W12 FOP=[YR=2005] N4 W8 S4 E8\$W16 S46 E28\$PTR=E15 FUS=[YR=2005] N23 E6 N3 E22 S26 W3 FOP=[YR=2005] S4 W22 N4 E22\$W25\$ W15 \$.									