

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1041.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	657	100	1993
FGR	338	55	1993
FOP	41	30	1993
FOP	42	30	1993
FUS	921	100	1993
STR	56	10	1993
TOTALS	2,055		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	-	0%	-	0							Heated Area: 1578	
HX Base Yr													
TOTALS		2,055		1,795	304,003								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			304,003
TOTAL MARKET OB/XF VALUE			6,467
TOTAL LAND VALUE - MARKET			198,750
TOTAL MARKET VALUE			509,220
SOH/AGL Deduction			82,471
ASSESSED VALUE			426,749
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,749
TOTAL JUST VALUE			509,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171875	UPPERDECK	6,043	06/20/2017
20151860	80'VIN	2,400	08/12/2015
20110896	H/AC	5,300	06/06/2011
20110774	REPLACE WATER SOF	200	05/19/2011
20041532	REROOF	5,000	06/24/2004
9948	REPAIR/RRF	5,500	07/29/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1729/1939	2/25/2011	WD	U	I	12	173,500

GRANTOR: DEUTSCHE BANK NATIONA
GRANTEE: CHRISTENSON THOMAS
1678/0692 5/24/2010 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: DEUTSCHE BANK NATIO

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	0810	CONCRETE A	0	0	0	520.00	SF	6.50	6.50	100	1992	1992	3	62	2,096	
2	0476	VF 6 SBPL	0	0	0	80.00	LF	32.00	32.00	100	2015	2015	3	87	2,227	
3	0810	CONCRETE A	0	0	0	340.00	SF	6.50	6.50	100	2018	2018	3	97	2,144	
TOTALS														6,467		

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			

BUILDING DIMENSIONS													
BAS=[YR=1993] W20 S40 E7 FGR=[YR=1993] S15 E13 N26 W13 S11\$ N11 E13 N29\$ PTR=E10 FOP=[YR=1993] E5 FUS=[YR=1993] E15 S51 W4 S2 W9 STR=[YR=1993] S1W7 N8E7 S7\$ N7 FOP=[YR=1993] N6 W7 S6 E7 \$N6 W7 N31 E2 R3 U3 N6 \$ S6 D3 L3 W2 N9 \$ W10 \$.													

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	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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,300.00	7,950.00	198,750							