



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1043.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	603 100 2000 603 121,276
FGR	552 55 2000 304 61,141
FOP	21 30 2000 6 1,207
FOP	72 30 2000 22 4,425
FSP	160 40 2000 64 12,871
FSP	160 40 2000 64 12,871
FUS	786 100 2000 786 158,081
FUS	1,008 100 2000 1,008 202,730
TOTALS	3,362 2,857 574,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025								
Heated Area: 2397											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		574,603	
TOTAL MARKET OB/XF VALUE		4,666	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		789,269	
SOH/AGL Deduction		0	
ASSESSED VALUE		789,269	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		789,269	
TOTAL JUST VALUE		789,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0012035	XFOB	10,000	09/12/2001
B014458	XFOB	3,000	12/05/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1410	8/30/2024	WD Q	Q	I	01	995,000
GRANTOR: GIGGY HUGH K II & TER						
GRANTEE: SHEVACH MICHAEL N						
1971/1493	3/31/2015	WD Q	Q	I	01	385,000
GRANTOR: WILLIAMS MARSHALL L &						
GRANTEE: GIGGY HUGH K II & T						

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	0811	CONCRETE B	0	0	0	0	944.00	SF	5.20	5.20	100	2000	2000	3	77	3,780	
2	0810	CONCRETE A	0	0	0	0	119.00	SF	6.50	6.50	100	2000	2000	3	77	596	
3	1242	WD DECK A	0	0	0	0	145.00	SF	10.00	10.00	100	2000	2000	3	20	290	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FUS=[YR=2000] W4 FSP=[YR=2000] N10 W16 S10 E16 \$ W20 S37 FOP=[YR=2000] S8 E9 N8 W9 \$ E9 S8 E15 N45 \$ PTR= E15 BAS=[YR=2000] E4 FSP=[YR=2000] N10 E16 S10 W16 \$ E20 S26 FGR=[YR=2000] S23 W24 N23 E24 \$ W21 FOP=[YR=2000] W3N7 E3 S7 \$ N7 W3 N19 \$ W15 \$ PTR= E50 FUS=[YR=2000] E4 N11 E15 S7 E5 S25 W5 S7 W15 N9 W4 N19 \$ W50 \$.	

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	35.00	143.00	35.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	210,000							