

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				1,590,301				
TOTAL MARKET OB/XF VALUE				79,917				
TOTAL LAND VALUE - MARKET				1,330,000				
TOTAL MARKET VALUE				3,000,218				
SOH/AGL Deduction				144,200				
ASSESSED VALUE				2,856,018				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				2,856,018				
TOTAL JUST VALUE				3,000,218				
NCON VALUE				1,670,218				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,120,000				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
2022-2329		C0					10/25/2024	
2022-2329		7523T 5452B			0		08/14/2022	
20200024		DEMOLITION			140,000		10/01/2020	
20101110		H/AC			4,000		07/08/2010	
20051324		REPAIR/RRF			2,000		02/25/2005	
20040851		XFOB			1,000		05/06/2004	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1045		3/22/2021		WD	Q	I	01	1,150,000
GRANTOR: WOODALL DUANE D & CHE								
GRANTEE: DIAZ DANIEL J & CHA								
2384/0203		8/07/2020		WD	Q	I	02	800,000
GRANTOR: HOPPER BETTY F								
GRANTEE: WOODALL DUANE D								
BUILDING NOTES								
BUILDING DIMENSIONS								
FUS=[YR=2025;ORIG=-60,0] W28 N12 W21 S48 E17 E23 S6 E9 N42 \$								
FUS=[YR=2025;ORIG=-50,-12] S48 E17 E23 S6 E9 N42 W28 N12 W21 \$								
BAS=[YR=2025;ORIG=-120,0] W28 N12 W21 S28 E36 E13 N16 \$								
BAS=[YR=2025;ORIG=-120,16] W13 S7 E5 S6 S9 E8 N22 \$								
UOP=[YR=2025;ORIG=-120,-24] W36 S7 W13 S5 E21 S12 E28 N24 \$								
FGR=[YR=2025;ORIG=-169,16] E36 S7 S6 E5 S9 S5 W41 N27 \$								
BAS=[YR=2025;ORIG=-133,23] E5 S6 W5 N6 \$								
FOP=[YR=2025;ORIG=-128,38] E8 S5 W8 N5 \$								
FOP=[YR=2025;ORIG=-92,36] E23 S6 W23 N6 \$								
BAL=[YR=2025;ORIG=-109,36] E17 S6 E23 E9 N14 E3 S17 W52 N9 \$								
FOP=[YR=2025;ORIG=-88,-12] S12 E28 N12 W28 \$								
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
30,000								
Common: 1,330,000 PRINTED 07/30/2025 BY SYS								