

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,230	128.8161	170.04	379,189	1988	1988	0	0	16.78	83.22

1 SNGL FAM - 100% - 2015 Heated Area: 1768 HX Base Yr 2015

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,561	
TOTAL MARKET OB/XF VALUE		6,306	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		501,867	
SOH/AGL Deduction		271,592	
ASSESSED VALUE		230,275	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		179,553	
TOTAL JUST VALUE		501,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,495	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	250,185
FEP	170	80	1993	136	19,245
FEP	105	80	2002	84	11,886
FGR	437	55	1993	240	33,962
FOP	8	30	1993	2	283
TOTALS	2,488			2,230	315,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130913	GAS	200	04/25/2013
20120664	H/AC	3,500	04/17/2012
20060002	REPAIR/RRF	7,400	01/03/2006
B010167	ADDITION	8,000	02/06/2001
6747	ADDITION	9,800	09/23/1991
4524	NEW CONSTR	38,000	10/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0726	10/01/2014	WD	Q	I	01	220,000
GRANTOR: CHASE ROBERT & MARGO						
GRANTEE: MCKENNA MICHAEL & J						
1773/0231	12/29/2011	WD	Q	I	02	138,000
GRANTOR: JUMP MAVIS F & P ALLE						
GRANTEE: CHASE ROBERT & MARG						

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	0812	CONCRETE C	0	100	0	0	1,165.00	SF	4.00	4.00	100	1988	1988	3	52	2,423	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1988	1988	3	52	406	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	1242	WD DECK A	0	100	0	0	472.00	SF	10.00	10.00	100	1988	1988	3	20	944	
5	1242	WD DECK A	0	100	0	0	173.00	SF	10.00	10.00	100	2004	2004	3	21	363	

TOTAL OB/XF												6,306					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/01/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
FEP=[YR=2002] W21 BAS=[YR=1993] W18 S11 W14 S32 E6 N2 E8 FOP=[YR=1993] E4 N2 W4 S2\$ N2 E4 S2 E2 D2 R2 E8 U2 R2 E2 FGR=[YR=1993] S23 E19 N23 W19\$ E19 N26 FEP=[YR=1993] N10 W21 S5 E8S5 E13\$ W13 N5 W8 N10\$ S5 E21 N5\$.											

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							