

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	14	CARPET 100	
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
NEIGHBORHOOD/LOC		1046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,484	100	1993
FEP	128	80	2009
FGR	398	55	1993
FOP	20	30	1993
TOTALS	2,030		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,811	126.2700	166.68	301,857	1988	1995		0	0	14.33	85.67
1 SNGL FAM - 100% - 2003 Heated Area: 1484 HX Base Yr 2003												

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	100	13	3	SF	6.50	6.50	100	1988	1988	3	52	132	
2	0811	CONCRETE B	0	100	39	16	SF	5.20	5.20	100	1988	1988	3	52	1,687	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1999	1999	3	75	785	
5	0810	CONCRETE A	0	100	9	15	SF	6.50	6.50	100	1995	1995	3	68	597	
6	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1995	1995	3	68	1,149	
TOTALS												6,520				

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		258,601	
TOTAL MARKET OB/XF VALUE		6,520	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		445,121	
SOH/AGL Deduction		263,910	
ASSESSED VALUE		181,211	
TOTAL EXEMPTION VALUE	HX HB SX	100,722	
BASE TAXABLE VALUE		80,489	
TOTAL JUST VALUE		445,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100122	REPAIR/RRF	4,000	01/26/2010
4560	NEW CONSTR	40,000	11/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1843/1847	2/26/2013	QC	U	I	11	100
GRANTOR: VON DANE MARLA B & JA						
GRANTEE: VON DANE MARLA B &						
1033/0495	1/28/2002	WD	Q	I		137,000
GRANTOR: RAULS EDWARD & GERALD						
GRANTEE: VON DANE MARLA B &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES	
BAS=[YR=1993] W19 FEP=[YR=2009] N2 W16 S8 E16 N6\$ S6 W16 N6 W13 S12 D2 L2 S4 D2 R2 S1 FGR=[YR=1993] S22 E19 N5 FOP=[YR=1993] E5 N4 W5 S4\$ N12 U3 L3 W5 N2 W11\$ E11 S2 E5 D3 R3 S8 E5 S4 E2 S2 E11 S2 E11N42\$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W19 FEP=[YR=2009] N2 W16 S8 E16 N6\$ S6 W16 N6 W13 S12 D2 L2 S4 D2 R2 S1 FGR=[YR=1993] S22 E19 N5 FOP=[YR=1993] E5 N4 W5 S4\$ N12 U3 L3 W5 N2 W11\$ E11 S2 E5 D3 R3 S8 E5 S4 E2 S2 E11 S2 E11N42\$.	