



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1007.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,063	100	1993	1,063	106,138
BAS	696	100	2015	696	69,494
DCK	112	10	2015	11	1,099
FOP	10	30	1993	3	300
FUS	841	100	1993	841	83,972
UOP	20	20	1993	4	399
TOTALS	2,742			2,618	261,401

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	246.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	120.00	110.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,618	130.5216	130.52	341,701	1981	1991	0	0
1 SINGLE FAM - 100% - 2018									
Heated Area: 2600									
HX Base Yr 2018									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/09/2025 MLU									

TOTAL OB/XF 12,137									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00
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TOTAL OB/XF 12,137									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	120.00	110.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					261,401				
TOTAL MARKET OB/XF VALUE					12,137				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					573,538				
SOH/AGL Deduction					318,366				
ASSESSED VALUE					255,172				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					204,450				
TOTAL JUST VALUE					573,538				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					537,348				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141719	REMODEL	1,100	08/05/2014
20141447	REMODEL	58,970	07/02/2014
2369	SWIM POOL	8,500	05/01/1983
2000	NEW CONSTR	56,500	05/01/1981

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2603/0359	11/17/2022	LE	U	I	11	100			
GRANTOR:MOORE JAMES SCOTT & T									
GRANTEE:MOORE FAMILY TRUST									
1919/1039	5/21/2014	WD	Q	I	01	256,500			
GRANTOR:LANGFORD RICHARD D									
GRANTEE:MOORE JAMES SCOTT &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 DCK=[YR=2015] N5 W1 N2 W6 S2 W13 S5 E20\$ W36BAS=[YR=2015] W24 S29 E24 N29\$ S29 E5 UOP=[YR=1993] S4 E5 N4 W5\$ FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5S2 E27 N29 \$ PTR = E10 FUS=[YR=1993] S29 E29 N29 W29 \$W10 \$.									