



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	15	HARDTILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
BUDS Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	384	15	2010
BAS	1,400	100	1993
BAS	730	100	2001
BAS	192	100	2021
FOP	84	30	2001
FOP	392	30	2010
FST	72	55	2021
FUS	704	100	1993
UOP	272	20	2001
TOTALS	4,230		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,321	115.7268	152.76	507,316	1968	2000	0	0	13.20	86.80

1 SNGL FAM - 0% - 0 Heated Area: 3026 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	440,350		
TOTAL MARKET OB/XF VALUE	78,632		
TOTAL LAND VALUE - MARKET	532,500		
TOTAL MARKET VALUE	1,051,482		
SOH/AGL Deduction	23,163		
ASSESSED VALUE	1,028,319		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,028,319		
TOTAL JUST VALUE	1,051,482		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	956,931		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200234	REMODEL	90,000	04/27/2020
20161332	336 STRG	14,995	05/11/2016
20110266	ELEC OTHER	400	02/25/2011
20061330	REPAIR/RRF	2,200	06/13/2006
20033358	SWIM POOL	23,000	06/26/2003
20033235	ELEC OTHER	1,000	06/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1708/0789	10/27/2010	WD	Q	I	02	600,000

GRANTOR: SWINSON JOHN T & STAC  
GRANTEE: HUGHES SCOTT & FRAN  
1208/0001 2/12/2004 QC Q I 01 49,900  
GRANTOR: SWINSON JOHN T & STAC  
GRANTEE: SWINSON STACIA S &

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	0	145	9	1,305.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	0	104	17	1,768.00	SF	6.50	6.50	100
3	1076	TRELLIS A	0	0	14	34	476.00	SF	7.50	7.50	100
4	0825	BRICK	0	0	18	7	126.00	SF	12.50	12.50	100
5	0858	SCULP CONC	0	0	0	0	200.00	SF	13.00	13.00	100
6	0810	CONCRETE A	0	0	10	9	90.00	SF	6.50	6.50	100
7	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100
8	0861	POOL GUNIT	0	0	0	0	362.00	SF	170.00	170.00	100
9	0845	KOOL DECK	0	0	0	0	885.00	SF	14.50	14.50	100
10	0810	CONCRETE A	0	0	34	9	306.00	SF	6.50	6.50	100

TOTAL OB/XF											
52,911											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	R-1	71.00	250.00	71.00	FF	1.00

BUILDING NOTES											
BAS=[YR=2001] W29 S9 FOP=[YR=2001] W7 S12 E7 N12 \$ S21 E5 BAS=[YR=1993] S12 UOP=[YR=2001] W34 S8 E34 N8 \$ S8 W34 S22 FOP=[YR=2010] S12 E32 N12 W14 N2 W4 S2 W14 \$ E14 N2 E4 S2 E26 FST=[YR=2021] E12 N6 BAS=[YR=2021] N16 W12 S16 E12\$ W12 S6\$ N22 E12 N20 W22 \$ E10 N10 E14 N20 \$ PTR= E15S50 FUS=[YR=1993] E32 S22BAL=[YR=2010] S12W32N12E32\$ W32 N22 \$N50 W15\$ .											

LAND DESCRIPTION											
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