



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	118,648
FGR	252	55	1993	139	12,945
FOP	18	30	1993	5	466
FSP	60	40	1993	24	2,235
TOTALS	1,604			1,442	134,294

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	0	0	634.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,442	112.9440	112.94	162,859	1990	1990	0	0	17.54	82.46

1 TOWNHOUSE - 0% - 2024

Heated Area: 1274

HX Base Yr

Floor plan diagram showing rooms BAS 1993, FGR 1993, and FSP 1993 with dimensions. The diagram includes a central living area (BAS 1993) and two smaller rooms (FGR 1993 and FSP 1993) with various dimensions and area calculations.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/19/2024

MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	134,294		
TOTAL MARKET OB/XF VALUE	4,189		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	288,483		
SOH/AGL Deduction	0		
ASSESSED VALUE	288,483		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	288,483		
TOTAL JUST VALUE	288,483		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	282,410		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110282	H/AC	3,400	03/02/2011
5818B	NEW CONSTR	138,110	02/27/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1344	6/13/2023	WD	Q	I	01	395,000
GRANTOR:AITKEN JOHN W FAMILY						
GRANTEE: LEASK NOAH THOMAS						
2318/1943	11/08/2019	WD	U	I	11	100
GRANTOR:AITKEN LIVING TRUST E						
GRANTEE: AITKEN JOHN W FAMIL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FSP=[YR=1993] W12 S5 E12 N5 \$ S5 W12 S31									
FGR=[YR=1993] S21 E12 N21 W12 \$ E12 S24 E14 N20 E2 N6									
FOP=[YR=1993] N6 W3 S6 E3 \$ W3 N6 E3 N28 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00

TOTAL OB/XF									
4,189									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000		

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0	Common:	150,000	PRINTED 07/30/2025 BY	SYS
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