



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	11	CLAY TILE 50
Interior Floo	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
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	1,361	100	1993	1,361	132,401
FGR	252	55	1993	139	13,522
FOP	9	30	1993	3	292
PTO	128	5	1993	6	584
TOTALS	1,750			1,509	146,799

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	790.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,509	118.4220	118.42	178,696	1989	1989	0	0	0 17.85	82.15
1 TOWNHOUSE - 0% - 0											
Heated Area: 1361											
HX Base Yr											
BLD DATE 03/19/2024 MLU											

TOTAL OB/XF											
5,039											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 146,799											
TOTAL MARKET OB/XF VALUE 5,039											
TOTAL LAND VALUE - MARKET 150,000											
TOTAL MARKET VALUE 301,838											
SOH/AGL Deduction 6,685											
ASSESSED VALUE 295,153											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 295,153											
TOTAL JUST VALUE 301,838											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 295,223											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121938	INSTALL 6' VNYL FE	0	09/20/2012
20121009	REPLACE SLIDE DOO	0	06/05/2012
20111865	GROUND LEVEL DECK	0	10/14/2011
20111425	FENCE	1,750	08/18/2011
20111126	RE-ROOF	4,800	07/11/2011
20090708	REPLACE 10 WINDOW	3,691	06/05/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2384/1688	8/14/2020	WD	Q	I	01	280,000			
GRANTOR: STEPHENS JOHN R & ROM									
GRANTEE: SZAROWICZ VIRGINIA									
2113/1282	4/11/2017	QC	U	I	11	100			
GRANTOR: STEPHENS JOHN R & ROM									
GRANTEE: STEPHENS MARK R J &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 PTO=[YR=1993] N8 W16 S8 E16\$ W16 S23 FOP=[YR=1993] S6 R3 U3 L3 U3 \$ R3 D3 L3 D3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21\$ N21 E12 N37\$.											