



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 12 | CEDAR 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                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 1,068            | 100         | 1993 | 1,068        | 97,966               |
| FGR       | 417              | 55          | 1993 | 229          | 21,006               |
| FOP       | 9                | 30          | 1993 | 3            | 276                  |
| FOP       | 48               | 30          | 1993 | 14           | 1,284                |
| FUS       | 504              | 100         | 1993 | 504          | 46,231               |
| TOTALS    | 2,046            |             |      | 1,818        | 166,762              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 535.00 | SF | 5.20     |
| 3              | 1242       | WD DECK A   | 0   | 0   | 0 | 0 | 390.00 | SF | 10.00    |

1 TOWNHOUSE - 0% - 0

Heated Area: 1572

HX Base Yr

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

03/19/2024 MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,782       |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | RES POND             | 0   | 0006 | R-1      | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 166,762   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 6,782     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 165,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 338,544   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 6,464     |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 332,080   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 332,080   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 338,544   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 331,066   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20173451   | DECK        | 1,700   | 11/03/2017 |
| 5965       | NEW CONSTR  | 138,110 | 05/08/1990 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2792/1415                      | 5/23/2025 | WD           | Q      | I      | 01        | 445,000       |
| GRANTOR: PROIA SUZANN & TODD J |           |              |        |        |           |               |
| GRANTEE: SCHAEFER JEFFREY S    |           |              |        |        |           |               |
| 2228/0312                      | 9/29/2018 | WD           | Q      | I      | 02        | 270,000       |
| GRANTOR: SHERMAN SCOTT L & MAR |           |              |        |        |           |               |
| GRANTEE: PROIA SUZANN & TODD   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S21 E19  
N21 W7 N3 W6 S3 W6 \$ E6 N3 E6 S3 E7 S3 E6 U3 R3 N4  
FOP=[YR=1993] N6 L3 D3 D3 R3 \$ U3 L3 R3 U3 N26 W12 N4 \$  
S4 E12 N4 \$ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 \$ W15 \$ .