

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
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	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1022.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,088	100	2021
FOP	134	30	2021
TOTALS	1,222		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
				Heated Area:	1088			HX Base Yr	2022		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			203,768
TOTAL MARKET OB/XF VALUE			1,822
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			355,590
SOH/AGL Deduction			124,824
ASSESSED VALUE			230,766
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			180,044
TOTAL JUST VALUE			355,590
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200498	NEW CONSTR	0	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1556	5/14/2025	WD Q	Q	I	01	400,000
GRANTOR: EDISON MARK S & CHERY						
GRANTEE: DUER PATRICIA						
2667/528	9/13/2023	LE U	I	11		100
GRANTOR: EDISON MARK STEVEN &						
GRANTEE: SIMONS RACHEL LOUIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			03/26/2024	MLU	

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W26 S42 FOP=[YR=2021] S5 E26 N5 W11 N1 W4 S1 W11\$ E11 N1 E4 S1 E11 N42 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							