

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	11 CLAY TILE 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 100				
Units	0 100				
BUD8 Adjustme	02 DIST FB 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1075.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1993	1,312	161,158
FGR	494	55	1993	272	33,411
FOP	84	30	1993	25	3,071
FOP	48	30	2007	14	1,720
FSP	195	40	1993	78	9,581
FUS	501	100	1993	501	61,539
PTO	72	5	1993	4	491
TOTALS	2,706			2,206	270,971

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,206	108.5840	143.33	316,186	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2025 Heated Area: 1813 HX Base Yr 2025											

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	44	17	813.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,093	
2	0810	CONCRETE A	0 100	48	3	147.00	SF	6.50	6.50	100	1987	1987	3	49.5	473	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	1242	WD DECK A	0 100	16	21	336.00	SF	10.00	10.00	100	1987	1987	3	20	672	
5	1242	WD DECK A	0 100	4	17	68.00	SF	10.00	10.00	100	1987	1987	3	20	136	
6	0300	BOAT DCK W	0 100	9	4	36.00	SF	40.00	40.00	100	1987	1987	3	20	288	
TOTALS												5,762				

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		270,971	
TOTAL MARKET OB/XF VALUE		5,762	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		651,733	
SOH/AGL Deduction		0	
ASSESSED VALUE		651,733	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		601,011	
TOTAL JUST VALUE		651,733	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		589,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100598	H/AC	2,000	04/14/2010
20053244	REPAIR/RRF	4,000	12/27/2005
BP4130	N/A	54,750	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/65	12/23/2024	WD	U	I	11	100
GRANTOR: FIELDING SHERRI J						
GRANTEE: FIELDING SHERRI J						
2711/1092	5/13/2024	WD	Q	I	01	735,000
GRANTOR: SANTMYER MICHAEL						
GRANTEE: FIELDING SHERRI J &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		07/24/2024	MLU

BUILDING NOTES	
BAS=[YR=1993;ORIG=0,0] W2 W15 S4 W8 S11 W11 S36 E14 N12 E8 D3R2 E10 N15 W4 N12 E6 N15 \$	
FUS=[YR=1993;ORIG=20,0] E25 S15 W7 S7 W18 N22 \$	
FGR=[YR=1993;ORIG=-36,51] S22 E21 N8 E4 N8 W4 N6 W21 \$	
FSP=[YR=1993;ORIG=-2,0] N13 W15 S13 E15 \$	
FOP=[YR=1993;ORIG=-15,51] N12 W7 S12 E7 \$	
PTO=[YR=1993;ORIG=-2,27] E6 N12 W6 S12 \$	
FOP=[YR=2007;ORIG=-2,15] W4 S12 E4 N12 \$	
PTR=[ORIG=0,0] E20 W20 \$	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W2 W15 S4 W8 S11 W11 S36 E14 N12 E8 D3R2 E10 N15 W4 N12 E6 N15 \$	
FUS=[YR=1993;ORIG=20,0] E25 S15 W7 S7 W18 N22 \$	
FGR=[YR=1993;ORIG=-36,51] S22 E21 N8 E4 N8 W4 N6 W21 \$	
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