

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	11		CLAY TILE 50		
Interior Floor	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	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	1,304	100	1993	1,304	162,053
BAS	195	100	2007	195	24,233
FGR	494	55	1993	272	33,803
FOP	84	30	1993	25	3,107
FOP	48	30	2007	14	1,740
FUS	501	100	1993	501	62,261
PTO	72	5	1993	4	497
TOTALS	2,698			2,315	287,693

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,315	109.8580	145.01	335,698	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 0% - 0 Heated Area: 2000 HX Base Yr											

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	0	0	0	719.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,851		
2	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	100	1987	1987	3	49.5	444		
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100		
4	1242	WD DECK A	0	0	0	0	372.00	SF	10.00	10.00	100	2002	2002	3	20	744		
5	0820	WOOD WALK	0	0	0	0	176.00	SF	11.75	11.75	100	2002	2002	3	40	827		
TOTALS												5,966						

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	000100	C	RES	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		287,693	
TOTAL MARKET OB/XF VALUE		5,966	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		593,659	
SOH/AGL Deduction		0	
ASSESSED VALUE		593,659	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		593,659	
TOTAL JUST VALUE		593,659	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		540,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051710	REPAIR/RRF	3,000	04/29/2005
BP4335	N/A	54,750	06/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/242	7/19/2024	QC	U	I	11	100

GRANTOR: ORTIZ ROBERT E
GRANTEE: ORTIZ ROBERT & MORS
2449/1741 3/31/2021 WD Q I 01 490,000
GRANTOR: ATKINS KAREN L
GRANTEE: ORTIZ ROBERT E & CA

BLD DATE		04/16/2008		DJJW		LGL DATE		04/30/2025		MLU	
XF DATE		INC DATE		LAND DATE		AG DATE					

BUILDING NOTES	
BAS=[YR=1993] W11 N11 W8 N4 BAS=[YR=2007] N13 W15 S13 E15 \$ W18 S15 PTO=[YR=1993] W3 S12 E6 FOP=[YR=2007] E4 N12 W4S12\$ N12 W3\$ E7S12 W4 S15 E11 N4 E2 FOP=[YR=1993] S12 FGR=[YR=1993] S6 W4 S8 E4 S8 E21N22 W21 \$ E7 N12 W7 \$ E7 S12 E14 N35 \$ PTR= E20 FUS=[YR=1993] E25S22 W18 N7 W7 N15 \$ W20 \$.	