

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 70	
Interior Wall	06	CUST PANEL 30	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units	0	100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,421	100	1993
BAS	360	100	2004
FOP	90	30	1993
FSP	360	40	2004
FUS	465	100	2004
TOTALS	2,696		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,417	116.4240	116.42	281,387	1940	1990		0	0	17.00	83.00
1 SINGLE FAM - 100% - 2014 Heated Area: 2246 HX Base Yr 2014												
BLD DATE						LGL DATE	03/25/2024					MLU
XF DATE						LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			283,838
TOTAL MARKET OB/XF VALUE			1,235
TOTAL LAND VALUE - MARKET			235,200
TOTAL MARKET VALUE			520,273
SOH/AGL Deduction			291,828
ASSESSED VALUE			228,445
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			177,723
TOTAL JUST VALUE			520,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140441	KITCHEN	7,500	03/05/2014
20010380	ADDITION	57,000	03/05/2001
2248	CHNGE SRVC	500	11/07/1988
5003	REPAIR/RRF	700	09/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/0989	2/21/2013	WD	Q	I	02	216,000
GRANTOR: MATHESON SUSAN						
GRANTEE: MUELLER WERNER & BO						
1337/0263	7/29/2005	QC	Q	I	01	100
GRANTOR: MATHESON DENNIS						
GRANTEE: MATHESON SUSAN						

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	0810	CONCRETE A	0	100	18	4			6.50	100	1960	1960	3	20	94	
2	0825	BRICK	0	100	4	4			25.00	100	1960	1960	3	36.6	146	
3	0810	CONCRETE A	0	100	50	2			6.50	100	1960	1960	3	20	130	
4	0801	ASPHALT A	0	100	27	17			3.00	100	1960	1960	3	50	689	
5	1242	WD DECK A	0	100	11	4			10.00	100	2002	2002	3	20	88	
6	1242	WD DECK A	0	100	11	4			10.00	100	2002	2002	3	20	88	
TOTALS												2,417	233,551			

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-1	75.00	137.00	75.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	235,200							

