

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	570	15	2016
BAS	2,273	100	1993
DCK	701	10	2016
FGR	606	55	1993
FOP	45	30	1993
FUS	831	100	1993
STR	96	10	2016
TOTALS	5,122		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2019	166.74	603,099	1992	1992	0	0	16.00	84.00
Heated Area: 3104 HX Base Yr 2019											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			506,603
TOTAL MARKET OB/XF VALUE			8,436
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			715,039
SOH/AGL Deduction			256,460
ASSESSED VALUE			458,579
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			407,857
TOTAL JUST VALUE			715,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			692,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152966	REPDCR	17,856	12/21/2015
B969943	REMODEL	9,600	07/26/1996
7118	NEW CONSTR	107,542	06/22/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1246	9/30/2024	WD	U	I	11	100
GRANTOR: BRADLEY JAMES ROBERT						
GRANTEE: BRADLEY FAMILY REVO						
2207/0472	6/29/2018	WD	Q	I	01	550,000
GRANTOR: FRANZESE REVOCABLE TR						
GRANTEE: BRADLEY JAMES ROBER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W10 DCK=[YR=2016] N8 U11 L9 W36 D8 L9 S11E12 N12 E20 S12 E22\$W22 N12 W20 S12 W22 S18 E7 S14 E14 FOP=[YR=1993] S2 E9 N5 W9 S3 \$ N3 E9S3 E14 FGR=[YR=1993] S23 E14 N4 E8 N25 W22 S6 \$ N6 E25 N6 E5 N20 \$ PTR= E15 FUS=[YR=1993] E4 BAL=[YR=2016] N6 E12 N12 E20 S12 E15 STR=[YR=2016] N12 E8 S12 W8\$ E8 S6 W55\$ E7 S11 E20 N8 E2 N3 E26 S18 W14 S4 W10 N4 W11 N3 W15 S3 W9 N18 \$ W15 \$.	

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	0812	CONCRETE C	0	100	0	0		2,787.00	SF	4.00	4.00	100	1992	1992	3	62	6,912
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400
3	0835	QUARY TILE	0	100	0	0		17.00	SF	10.00	10.00	100	1998	1998	3	73	124
TOTAL OB/XF 8,436																	

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	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							