

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	80
Interior Wall	08	DECORATIVE	20
Interior Floor	11	CLAY TILE	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		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
BAS	3,716	100	1993
FGR	658	55	1993
FOP	110	30	1993
FUS	1,123	100	1993
TOTALS	5,607		
			5,234
			897,250

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%	- 2025								
Heated Area: 4839						HX Base Yr 2025					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		897,250	
TOTAL MARKET OB/XF VALUE		11,951	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		1,109,201	
SOH/AGL Deduction		45,154	
ASSESSED VALUE		1,064,047	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		1,013,325	
TOTAL JUST VALUE		1,109,201	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		878,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0571	ENCLOSURE	17,471	01/07/2025
2024-0560	POOL	112,000	10/17/2024
B9610017	REPAIR/RRF	9,500	09/05/1996
6854	NEW CONSTR	195,000	01/06/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2719/1410	6/17/2024	WD Q	Q I	01	1,225,000	
GRANTOR: HOFFMANN GABRIELE						
GRANTEE: P&J DWYER LIVING TR						
2440/1312	3/09/2021	QC U	I I	11	100	
GRANTOR: HOFFMANN WOLF						
GRANTEE: HOFFMANN GABRIELE						

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1992	1992	3	70	1,400
2	0812	CONCRETE C	0	100	0	0		1,751.00	SF 4.00	4.00	100	1992	1992	3	62	4,342
3	1125	CB/STC 6"	0	100	0	0		630.00	SF 7.35	7.35	100	2000	2000	3	77	3,565
4	0462	ST/AL FNC	0	100	0	0		660.00	SF 10.00	10.00	100	2000	2000	3	27	1,782
5	0855	CONC PAVER	0	100	0	0		160.00	SF 7.00	7.00	100	2000	2000	3	77	862
TOTAL OB/XF															11,951	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W70 S40 FGR=[YR=1993] W6 S24 E9 S1 E10 N1 E8 N24 W21 \$ E21 S18 E6 S2 E12 FOP=[YR=1993] S6 E14 N8 W13 S2 W1 \$ E1 N2 E13 S4 E5 N4 E7 U5 R5 N53 \$ PTR= E15 FUS=[YR=1993] E24 S13 E13 S9 W2 S4 W1 S3 W6 N5 W4 S4 W9 S2 E2 S2 E2 S12 W13 N2 W6 N42 \$ W15 \$.	

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	DPH 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		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							