

NASSAU COUNTY PROPERTY						PAGE 1 of 1	2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				457,773			
TOTAL MARKET OB/XF VALUE				8,405			
TOTAL LAND VALUE - MARKET				168,750			
TOTAL MARKET VALUE				634,928			
SOH/AGL Deduction				202,199			
ASSESSED VALUE				432,729			
TOTAL EXEMPTION VALUE				HX HB VX	55,722		
BASE TAXABLE VALUE				377,007			
TOTAL JUST VALUE				634,928			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				614,400			
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/0375	7/09/2020	WD	U	I	11	100	
GRANTOR: LYONS MICHAEL F							
GRANTEE: LYONS MICHAEL F TRU							
2319/0350	10/21/2019	QC	U	I	11	100	
GRANTOR: LYONS MICHAEL F & SAL							
GRANTEE: LYONS MICHAEL F							
BUILDING NOTES							
BUILDING DIMENSIONS							
FOP=[YR=2017] W22 S9 BAS=[YR=2017] S32 FGR=[YR=2017] S21 E11 S2 E11 N23 W22 \$ E22 UOP=[YR=2017] E3 PTO=[YR=2017] E3 N11 W3 S11\$ N11 W3 S11\$ N32 W22\$ E22 N9\$ PTR=E15 FOP=[YR=2017] E22 S7 FUS=[YR=2017] S51 FOP=[YR=2017] S6 W12 N2 E1 N4 E11\$ W11 S4 W11 N27 E4 STR=[YR=2017] E3 N10 W3 S10\$ N10 W4 N18 E22\$ W22 N7\$ W15\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
68,750							
Common: 168,750 PRINTED 07/30/2025 BY SYS							