

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		1047.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,445	100
FGR	400	55
FOP	144	30
FSP	334	40
FUS	501	100
TOTALS	2,824	

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%	- 2008																				
Heated Area: 1946					HX Base Yr 2008																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>03/14/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				03/14/2024		MLU
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,238
TOTAL MARKET OB/XF VALUE		12,989
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		586,227
SOH/AGL Deduction		336,983
ASSESSED VALUE		249,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,522
TOTAL JUST VALUE		586,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150139	SCRNPRCH	15,528	01/23/2015
20110450	H/AC	3,000	03/31/2011
B011672	NEW CONSTR	138,465	07/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/1957	4/12/2019	QC	U	I	11	100
GRANTOR: ESSER ELLEN M & RICHA						
GRANTEE: ESSER MICHAEL R						
1600/1252	12/11/2008	QC	Q	I	01	100
GRANTOR: ESSER RICHARD						
GRANTEE: ESSER ELLEN M						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2015] W28 S6 BAS=[YR=2002] W19 S27 FGR=[YR=2002] S20 E20 N2 FOP=[YR=2002] E27 N6 W1 S2 W9 N2 W17 S6\$ N18 W20 \$ E20 S12 E17 S2 E9 N2 E1 N32 U3 L3 W7 D3 L3 W15 N7\$ S7 E15 U3 R3 E7 D3 R3 N13\$ PTR= E15 FUS=[YR=2002] E15 N11 E12 S24 W1 S2 W9 N2 W17 N13\$ 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	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2002	2002	3	80	2,962	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2002	2002	3	80	218	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2009	2009	3	89	1,346	
5	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2009	2009	3	89	1,009	
6	0855	CONC PAVER	0	100	0	0	719.00	SF	7.00	7.00	100	2009	2009	3	89	4,479	
TOTALS													12,989				

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							