

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,550	134.0064	211.73	751,642	2023	2023	0	0	0	0.15	99.85

1 SFR CUST - 0% - 2024

Heated Area: 2999

HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		750,515	
TOTAL MARKET OB/XF VALUE		26,494	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,077,009	
SOH/AGL Deduction		50,626	
ASSESSED VALUE		1,026,383	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,026,383	
TOTAL JUST VALUE		1,077,009	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		965,080	

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	44	15
BAL	74	15
BAL	74	15
BAL	140	15
BAS	214	100
BAS	462	100
FGR	543	55
FOP	36	30
FOP	133	30
FST	20	55
TOTALS	4,760	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2024	7	1,480
BAL	74	15	2024	11	2,326
BAL	74	15	2024	11	2,326
BAL	140	15	2024	21	4,439
BAS	214	100	2024	214	45,242
BAS	462	100	2024	462	97,672
FGR	543	55	2024	299	63,212
FOP	36	30	2024	11	2,326
FOP	133	30	2024	40	8,456
FST	20	55	2024	11	2,326

** This building has 23 Sub-Areas

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200625			03/20/2023
20200625	NEW CONSTR	0	01/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0637	12/03/2019	WD	Q	V	05	250,000

GRANTOR: HOLDEN FAMILY TRUST &
GRANTEE: LAMBRIGHT JONATHAN

1946/1832	11/04/2014	QC	U	V	11	100
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GRANTOR: HOLDEN JOSHUA
GRANTEE: HOLDEN FAMILY TRUST

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	1,130.00	SF	10.00	10.00	100	2024
2	0855	CONC PAVER	0	0	0	0	395.00	SF	10.00	10.00	100	2024
3	1134	LANDSCP BL	0	0	0	0	348.00	SF	3.00	3.00	100	2024
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	1,130.00	SF	10.00	10.00	100	2024
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3	1134	LANDSCP BL	0	0	0	0	348.00	SF	3.00	3.00	100	2024
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024

BUILDING NOTES			
FUS=[YR=2024;ORIG=65,10] S37 E10 S5 E2 E14 N17 E4 N4 W4 N5 E4 N16 W18.11 W11.1 \$			
FUS=[YR=2024;ORIG=105,10] E10 E20 S16 W4 S5 E4 S4 W4 S17 W14 W2 N5 W10 N37 \$			
FGR=[YR=2024;ORIG=41,26] S25 W21 N6 N19 E7 N2 E9 S2 E5 \$			
BAS=[YR=2024;ORIG=50,10] W30 S16 E7 N2 E9 S2 E5 E5 E4 N16 \$			
UOP=[YR=2024;ORIG=145,10] E11 S11 S10 E9 S5 W3 S2 W13 N2 W4 N26 \$			
BAS=[YR=2024;ORIG=46,26] W5 S25 S1 E9 N7 N14 W4 N5 \$			
BAL=[YR=2024;ORIG=135,3] W20 S7 E20 N7 \$			
FOP=[YR=2024;ORIG=76,3] E19 S7 W19 N4 N3 \$			
FUS=[YR=2024;ORIG=156,10] E5 S5 E4 S6 W4 W5 N11 \$			

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	000100	C	RES	0		R-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000								