

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,922	100	1993
FOP	277	30	2015
FUS	703	100	2015
TOTALS	2,902		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2016									
Heated Area: 2625						HX Base Yr 2016						
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										05/08/2025	MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			422,800
TOTAL MARKET OB/XF VALUE			10,083
TOTAL LAND VALUE - MARKET			540,000
TOTAL MARKET VALUE			972,883
SOH/AGL Deduction			593,113
ASSESSED VALUE			379,770
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			329,048
TOTAL JUST VALUE			972,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			818,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141778	REMODEL	200,000	08/13/2014
4470B	N/A	130,200	09/10/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0084	7/07/2014	WD	U	I	37	245,000
GRANTOR: SJUGGERUD STEPHEN D						
GRANTEE: BADIALI MATTHEW J &						
1873/1843	8/20/2013	TX	U	I	11	222,000
GRANTOR: TAX COLLECTOR						
GRANTEE: SJUGGERUD STEPHEN D						

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	958.00	SF	5.20	5.20	100	1988	1988	3	52	2,590	
2	1242	WD DECK A	0	100	0	0	488.00	SF	10.00	10.00	100	2015	2015	3	65	3,172	
3	0820	WOOD WALK	0	100	0	0	96.00	SF	11.75	11.75	100	1988	1988	3	40	451	
4	0855	CONC PAVER	0	100	0	0	380.00	SF	10.00	10.00	100	2015	2015	3	95	3,610	
5	0350	CARPORT WD	0	100	0	0	100.00	SF	13.00	13.00	100	2000	2000	3	20	260	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] 1922\$ FOP=[YR=2015] 277\$ FUS=[YR=2015] 703\$.	

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	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	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000									

