

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	60
Exterior Wall	12	CEDAR	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,483	100	1993
BAS	153	100	2011
FGR	576	55	1993
FOP	42	30	1993
FUS	558	100	1997
PTO	56	5	1993
TOTALS	3,868		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,527	108.3915	143.08	504,643	1985	1995		0	14.50	85.50
1 SNGL FAM - 100% - 2020 Heated Area: 3194 HX Base Yr 2020											

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	4.00	100
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100
3	0861	POOL GUNIT	0	100	33	16	528.00	SF	85.00	85.00	100
4	0845	KOOL DECK	0	100	0	0	575.00	SF	7.25	7.25	100
5	0812	CONCRETE C	0	100	0	0	1,672.00	SF	4.00	4.00	100
TOTALS 20,195											

LAND DESCRIPTION											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	RES GOLF	100			R1-G	0.00	0.00	1.00	LT

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	350,000.00	350,000.00	350,000								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			431,470
TOTAL MARKET OB/XF VALUE			20,195
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			801,665
SOH/AGL Deduction			464,533
ASSESSED VALUE			337,132
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			286,410
TOTAL JUST VALUE			801,665
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			731,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5996	ADDITION	12,000	05/29/1990
5989	ADDITION	12,000	05/21/1990
3527B	SWIM POOL	90,000	12/01/1985
3203B	NEW CONSTR	95,000	09/01/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/1855	9/09/2019	WD Q	Q	I	01	610,000
GRANTOR: FOSTER JEFFREY & ELIZ						
GRANTEE: MARTIN JAMES P & JA						
1421/1225	6/20/2006	WD Q	Q	I		565,000
GRANTOR: JACOBY ROBERTA F TRUS						
GRANTEE: FOSTER JEFFREY & EL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
FGR=[YR=1993] W24 BAS=[YR=1993] N10 W3 N17 W12 S5 BAS=[YR=2011] W17 S9 E17 N9 \$ S9 W17 N32 W15 S13 W3 S10 W1 S37 E19 S7 FOP=[YR=1993] S3 PTO=[YR=1993] S4 E14 N4 W14 \$ E14 N3 W14 \$ E14 S7 E18 N29 \$ S24 E24 N24 \$ PTR= E15 FUS=[YR=1997] E31 S18 W31 N18 \$ W15 \$ .	

BUILDING DIMENSIONS	
FGR=[YR=1993] W24 BAS=[YR=1993] N10 W3 N17 W12 S5 BAS=[YR=2011] W17 S9 E17 N9 \$ S9 W17 N32 W15 S13 W3 S10 W1 S37 E19 S7 FOP=[YR=1993] S3 PTO=[YR=1993] S4 E14 N4 W14 \$ E14 N3 W14 \$ E14 S7 E18 N29 \$ S24 E24 N24 \$ PTR= E15 FUS=[YR=1997] E31 S18 W31 N18 \$ W15 \$ .	