

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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1043.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	888	100
FBM	474	80
FGR	448	55
FOP	54	30
FOP	403	30
FUS	1,319	100
STR	74	10
TOTALS	3,660	

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SFR	CUST	- 0%	- 2025											
Heated Area: 2586															
HX Base Yr															
BLD DATE											LGL DATE				
XF DATE											LAND DATE	05/08/2025	MLU		
INC DATE											AG DATE				

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	646,671			
TOTAL MARKET OB/XF VALUE	10,855			
TOTAL LAND VALUE - MARKET	225,000			
TOTAL MARKET VALUE	882,526			
SOH/AGL Deduction	0			
ASSESSED VALUE	882,526			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	882,526			
TOTAL JUST VALUE	882,526			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	796,767			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180315	NEW CONSTR	336,820	01/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/835	7/01/2024	WD	Q	I	02	995,000
GRANTOR: JETTY JOHN VERNON &						
GRANTEE: LAUER SCOTT M & VIC						
2315/0331	10/25/2019	WD	Q	I	01	598,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: JETTY JOHN VERNON &						

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	0855	CONC PAVER	0	0	0	965.00	SF	10.00	10.00	100	2019	2019	3	97	9,361	
2	0855	CONC PAVER	0	0	0	154.00	SF	10.00	10.00	100	2019	2019	3	97	1,494	

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2019] W20 S5 FOP=[YR=2019] W9 S13 STR=[YR=2019] W4 S11 W1 S6 E5 N17\$ S38 FOP=[YR=2019] S6 E9 FGR=[YR=2019] S2 E20 N21 W6 N2 W14 S21\$ N6 W9\$E9 N27 W4 N14 E4 N10\$ S10 W4 S14 E4 S12 E14 S2 E6 N43\$ PTR= E15 FUS=[YR=2019] E20 S61 W7 S3 W6 N3 W7 N9 W3 N12 E3 N10 W3 N15 E3 N15\$ W15\$ PTR= E50 FBM=[YR=2019] E20 S30 W11 N14 W9 N16\$ W50\$.														

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	0		R-2	50.00	119.00	50.00	FF		1.00	1.00	0.75	6,000.00	4,500.00	225,000							