

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	01 MINIMUM 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 60
Roof Cover	01 MINIMUM 40
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0900	01	1,538	91.8000	121.18	186,375	1900	1970	0	0	20	24.13	55.87	
1 SNGL FAM - 0% - 0 Heated Area: 1220 HX Base Yr													



Quality					
DOR CODE	MAP NUM				
0100	01				
SINGLE FAMILY					
NEIGHBORHOOD/LOC 1005.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1993	1,185	80,228
BAS	35	100	2008	35	2,369
FOP	64	30	2008	19	1,286
FST	315	55	1993	173	11,713
FST	16	55	2008	9	610
UEP	105	60	1993	63	4,265
UOP	68	20	1993	14	948
UOP	202	20	1993	40	2,708
TOTALS	1,990			1,538	104,128

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		104,128	
TOTAL MARKET OB/XF VALUE		2,819	
TOTAL LAND VALUE - MARKET		406,250	
TOTAL MARKET VALUE		513,197	
SOH/AGL Deduction		57,180	
ASSESSED VALUE		456,017	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		456,017	
TOTAL JUST VALUE		513,197	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		445,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080146	GAS	200	01/31/2008
7209	REPAIR/RRF	2,000	07/20/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0001	5/08/2020	TD	U	I	11	100
GRANTOR: SAYLER LIVING TRUST						
GRANTEE: PARK MELBA E & ELIZ						
2361/1959	5/08/2020	TD	U	I	11	100
GRANTOR: SAYLER LIVING TRUST						
GRANTEE: PARK MELBA E & ELIZ						

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	0510	GARAGE WD-	0	0	35	15	525.00	SF	24.85	24.85	100	1920	1920	3	20	2,609	
2	0819	CONC 12"	0	0	2	6	12.00	SF	9.50	9.50	100	1920	1920	3	20	23	
3	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2002	2002	3	80	187	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/27/2025	DC

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W1 BAS=[YR=2008] W5 N7 E5 S7\$ N7 W5 W4 FST=[YR=1993] N18 UEP=[YR=1993] N7 W15 S7 UOP=[YR=1993] W4 S17 FST=[YR=2008] S4 FOP=[YR=2008] S4 E16 N4 W16\$ E4 N4 W4\$ E4 N17\$E15\$ W15 S21 E15 N3\$ S3 W3 S4 W17 S37 UOP=[YR=1993] S5 E17 S4 E13 N9 W30\$ E30 N37\$.	

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	0003	C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	65.00	65.00	406,250							