

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90
Exterior Wall05AVERAGE 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms2100
Bathrooms1.5100

Frame Stories Units02WOOD FRAME 100
1.100
0100
BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	191,375
DCK	64	10	2003	6	950
FAT	256	20	1993	51	8,080
FOP	84	30	1993	25	3,961
STR	21	10	1993	2	317
STR	12	10	2003	1	159

TOTALS1,6451,293204,841

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500011,293118.7004187.55242,502190019900015.5384.47

1 SFR CUST - 100% - 2019Heated Area: 1259HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE212,313
TOTAL MARKET OB/XF VALUE7,153
TOTAL LAND VALUE - MARKET237,500
TOTAL MARKET VALUE456,966
SOH/AGL Deduction35,431
ASSESSED VALUE421,535
TOTAL EXEMPTION VALUE13421,535
BASE TAXABLE VALUE0
TOTAL JUST VALUE456,966
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE409,655

PERMIT NUMDESCRIPTIONAMTISSUED

20160087HALF BATH8,50001/15/2016
201209286' WOOD FENCE005/23/2012
20120173DEMOLISH CARPORT80002/02/2012
20033513REWIRE1,00007/21/2003
20033500REPIPE & FIXTURES3,00007/16/2003
20033001RENOVATE BEDR & B16,00004/24/2003

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2784/9834/30/2025WDQI01605,000

GRANTOR: BLAIS DAVID N & MARY

GRANTEE: LANGLOID PETER JOHN

1944/003610/24/2014WDQI02275,000

GRANTOR: CASHMORE ROBERT F & C

GRANTEE: BLAIS DAVID N & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4N8W7 DCK=[YR=2003] N8 STR=[YR=2003] N4W3S4E3\$
W8S8E8\$ W8 N8W12S16W1S28E9 FOP=[YR=1993] S6 E3 STR=[YR=1993]
S3E7N3W7\$ E11N6W14\$ E23 N28\$ PTR= E10S10 FAT=[YR=1993]
E32S8W32 N8 \$N10W10\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-250.00100.0050.00FF1.001.001.004,750.004,750.00237,500

REVIEW DATE07/06/2020BYDJATotal Acres: 0.00Total Land Value: 237,500Market: 0Agricultural: 0Common: 237,500PRINTED 07/30/2025 BY SYS

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