



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	139,050
BAS	90	100	2006	90	9,068
DCK	16	10	2006	2	202
DCK	215	10	2012	22	2,217
FOP	60	30	1994	18	1,813
FSP	172	40	2006	69	6,953
STR	16	10	1994	2	202
TOTALS	1,949			1,583	159,504

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0940	SHEDS/PORT	0	100	8	8		64.00	SF 30.00
3	0810	CONCRETE A	0	100	0	0		670.00	SF 6.50
4	0855	CONC PAVER	0	100	0	0		675.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00

1 SINGLE FAM - 100% - 2021

Heated Area: 1470

HX Base Yr 2021

TOTAL OB/XF									
9,533									

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9,533									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		159,504	
TOTAL MARKET OB/XF VALUE		9,533	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		381,537	
SOH/AGL Deduction		176,133	
ASSESSED VALUE		205,404	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		149,682	
TOTAL JUST VALUE		381,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141327	WINDOWS	3,000	06/20/2014
20062363	REROOF W/30YR SHN	4,000	10/19/2006
990762	REROOF-6NAILS/SHN	0	06/30/1999
1287	SEWER LINE REPLAC	480	11/21/1988
970	H/AC	3,000	10/21/1988
4894	REPAIR/RRF	2,000	06/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2662/310	8/18/2023	FJ	U	I	11
GRANTOR: WARONKER LEE H EST					
GRANTEE: WARONKER VIIVIAN L/					
1401/0186	4/03/2006	WD	Q	I	
GRANTOR: SINGLETON SUSAN J					
GRANTEE: WARONKER LEE H					

BUILDING NOTES									
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BUILDING DIMENSIONS
DCK=[YR=2012] W15S9W5S4 DCK=[YR=2006] S4 BAS=[YR=1993] W11 S50E11 FOP=[YR=1994] S6 E1 STR=[YR=1994] S2E8N2W8\$ E9N6W10\$ E21N28W1 BAS=[YR=2006] N10 FSP=[YR=2006] N16W16S4E7S12E9\$ W9S10E9\$ W9 N22W11\$ E4N4W4\$ E20N13\$.