



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 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

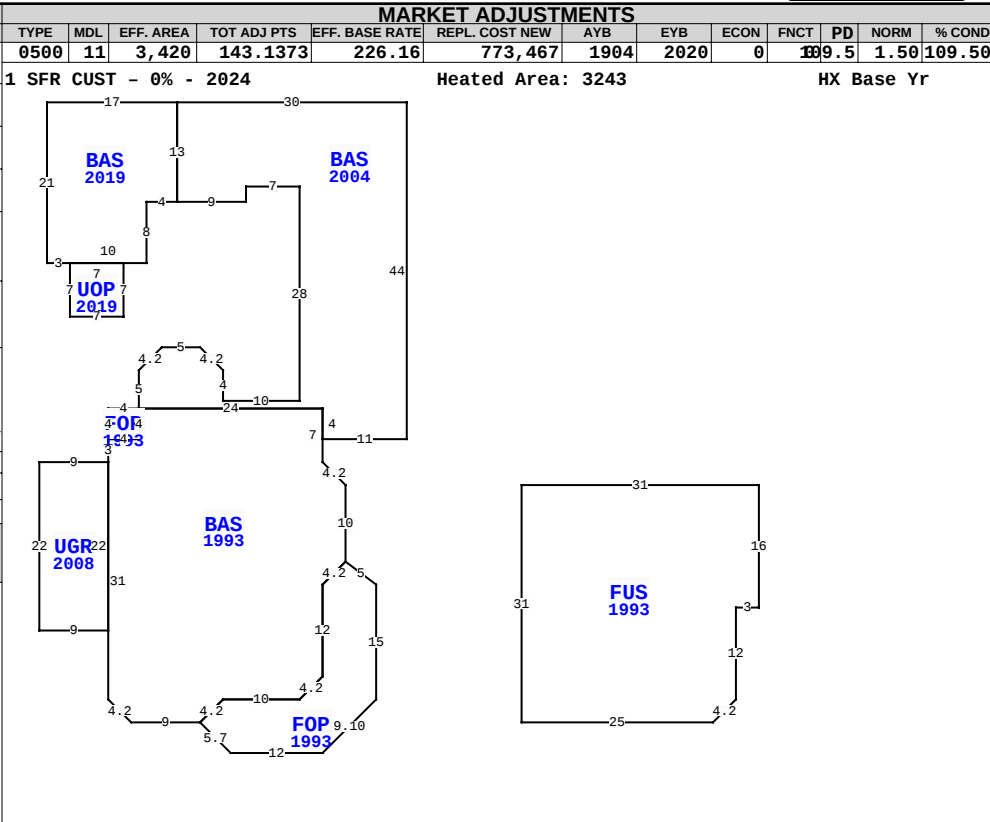
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,119	100	1993	1,119	277,115
BAS	887	100	2004	887	219,661
BAS	325	100	2019	325	80,485
FOP	16	30	1993	5	1,238
FOP	244	30	1993	73	18,078
FUS	912	100	1993	912	225,853
UGR	198	45	2008	89	22,040
UOP	49	20	2019	10	2,477

TOTALS	3,750			3,420	846,946
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	0	0	586.00	SF	12.50
2	0858	SCULP CONC	0	0	10	46	460.00	SF	13.00
3	1243	WD DECK F	0	0	8	5	40.00	SF	8.00
4	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
5	0825	BRICK	0	0	0	0	153.00	SF	12.50
6	0810	CONCRETE A	0	0	11	14	154.00	SF	6.50
7	0810	CONCRETE A	0	0	3	9	27.00	SF	6.50
8	1242	WD DECK A	0	0	5	9	45.00	SF	10.00
9	0810	CONCRETE A	0	0	7	11	77.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	C-3	50.00	100.00	5,000.00



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

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	0825	BRICK	0	0	0	0	586.00	SF	12.50	12.50	100	1990	1990	3	85	6,226	
2	0858	SCULP CONC	0	0	10	46	460.00	SF	13.00	13.00	100	1998	1998	3	92	5,502	
3	1243	WD DECK F	0	0	8	5	40.00	SF	8.00	8.00	100	1993	1993	3	20	64	
4	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	800	
5	0825	BRICK	0	0	0	0	153.00	SF	12.50	12.50	100	1960	1960	3	36.6	700	
6	0810	CONCRETE A	0	0	11	14	154.00	SF	6.50	6.50	100	1992	1992	3	62	621	
7	0810	CONCRETE A	0	0	3	9	27.00	SF	6.50	6.50	100	1992	1992	3	62	109	
8	1242	WD DECK A	0	0	5	9	45.00	SF	10.00	10.00	100	1998	1998	3	20	90	
9	0810	CONCRETE A	0	0	7	11	77.00	SF	6.50	6.50	100	1960	1960	3	20	100	

TOTAL OB/XF										14,212							
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
1	000100	C	RES	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE										846,946				
TOTAL MARKET OB/XF VALUE										14,212				
TOTAL LAND VALUE - MARKET										300,000				
TOTAL MARKET VALUE										1,161,158				
SOH/AGL Deduction										0				
ASSESSED VALUE										1,161,158				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										1,161,158				
TOTAL JUST VALUE										1,161,158				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,068,466				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190163	ADDITION	0	02/21/2019
20122316	ZONING APP FOR FE	0	11/15/2012
20071507	ELEC.RECEPTACLES	200	08/14/2007
2007155	OVEN RANGE HOOD	100	08/14/2007
20071285	ADD PORTE CORCHER	5,700	07/12/2007
20022097	WIRING FOR ADDITI	2,000	12/09/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2612/1894	1/10/2023	WD	Q	I	02	1,300,000	
GRANTOR: PAYNE GLORIA W							
GRANTEE: GOURE DANIEL & LOUI							
1913/0761	4/17/2014	WD	Q	I	01	530,000	
GRANTOR: GOLDMAN LOUIS E JR &							
GRANTEE: PAYNE GLORIA W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W30 BAS=[YR=2019] W17 S21 E3 UOP=[YR=2019] S7 E7 N7 W7\$ E10 N8 E4 N13\$S13 E9 N2 E7 S28 W10 N4 L3 U3 W5 L3 D3 S5 FOP=[YR=1993] W4 S4 BAS=[YR=1993] S3 UGR=[YR=2008] W9S22E9 N22\$ S31 D3 R3 E9 FOP=[YR=1993] D4 R4 E12 R7 U7 N15 U3 L4 D3 L3 S12 L3 D3 W10 L3 D3 \$ U3 R3 E10 R3 U3 N12 U3 R3 N10 U3 L3 N7 W24 S4 W4 \$ E4 N4\$ E24 S4 E11 N44 \$PTR=\$S50E15 FUS=[YR=1993] E31S16 W3 S12 D3 L3 W25 N31 \$ W15N50\$.									