

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 60

Interior Wall

05

DRYWALL 40

Interior Floo

12

HARDWOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

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

1,208

100

1993

1,208

147,521

FEP

72

80

1993

58

7,083

FSP

98

40

1993

39

4,763

TOTALS

1,378

1,305

159,367

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

0350

CARPORT WD

0

0 24 16

384.00 SF

13.00

13.00

100

1990

1990

3

20

998

2

0510

GARAGE WD-

0

0 24 21

504.00 SF

35.00

35.00

100

1960

1960

3

20

3,528

3

1243

WD DECK F

0

0 6 10

60.00 SF

4.00

4.00

100

1980

1980

3

20

48

4

0825

BRICK

0

0 0 0

60.00 SF

12.50

12.50

100

1950

1950

3

20

150

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

00006

R-2

88.00

100.00

88.00

FF

1.00

1.00

0.70

4,250.00

2,975.00

261,800

REVIEW DATE

07/09/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

261,800

Market:

0

Agricultural:

0

Common:

261,800

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,305

104.8320

138.38

180,586

1937

2000

0

0

11.75

88.25

1 SNGL FAM - 0% - 2024

Heated Area: 1208

HX Base Yr

28

12

6

6

28

29

16

5

24

7

14

FEP

1993

BAS

1993

FSP

1993

BLD DATE

03/03/2023

NW

LGL DATE

05/22/2025

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

159,367

TOTAL MARKET OB/XF VALUE

4,724

TOTAL LAND VALUE - MARKET

261,800

TOTAL MARKET VALUE

425,891

SOH/AGL Deduction

0

ASSESSED VALUE

425,891

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

425,891

TOTAL JUST VALUE

425,891

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

402,893

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2629/1285

4/04/2023

WD U

I

11

100

GRANTOR: BANCROFT WENDY

GRANTEE: WMB PROPERTIES LLC

2403/0553

10/26/2020

CT U

I

18

189,100

GRANTOR: CLERK OF COURT

GRANTEE: BANCROFT WENDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 N6 W28 S29 E16 S5 E24 N28 \$

FSP=[YR=1993;ORIG=-24,28] S7 E14 N7 W14 \$

FEP=[YR=1993;ORIG=0,0] N6 W12 S6 E12 \$