



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		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	936	100	1993	936	8,752
FCP	228	25	1993	57	533
FEP	156	80	1993	125	1,169
FSP	96	40	1993	38	355
TOTALS	1,416			1,156	10,809

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	38	7	266.00	SF	6.50	6.50	346
2	0810	CONCRETE A	0	0	15	22	330.00	SF	6.50	6.50	815
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	185
4	0801	ASPHALT A	0	0	0	0	1,670.00	SF	3.00	3.00	2,505
5	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	4,992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	R-2	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,156	93.4920	46.75	54,043	1955	1955	50	0	33.50	20.00

1 SINGLE FAM - 0% - 2025

Heated Area: 936

HX Base Yr

39

24

27

8

12

12

13

12

19

12

12

13

12

19

12

12

13

12

19

12

BAS

1993

FEP

1993

FSP

1993

FCP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2025 MLU

TOTAL OB/XF											
8,843											

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,809
TOTAL MARKET OB/XF VALUE	8,843
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	444,652
SOH/AGL Deduction	0
ASSESSED VALUE	444,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,652
TOTAL JUST VALUE	444,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,899

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/129	3/31/2025	WD	Q	I	01	420,000

GRANTOR: TESTON LESLIE G

GRANTEE: WALLS JAMES D & JAN

2724/1406 7/15/2024 PD U I 19 100

GRANTOR: TESTON LESLIE G PR OF

GRANTEE: TESTON LESLIE G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S24 E27 FSP=[YR=1993] S8 E12 FCP=[YR=1993] E12 N19 FEP=[YR=1993] N13 W12 S13E12\$ W12S19\$ N8W12\$ E12 N24\$.