

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall23REINF CONC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units1.5WOOD FRAME 100
1.5 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,33810019931,338128,153

FOP102301993312,969

FUS640100199364061,299

TOTALS2,0802,009192,421

MARKET ADJUSTMENTS

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

0100012,009114.2000114.20229,4281957199000016.1383.87

1 SINGLE FAM - 100% - 2004Heated Area: 1978HX Base Yr 2004

245230

32FUS19933220

6FOP199361715

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE192,421

TOTAL MARKET OB/XF VALUE8,255

TOTAL LAND VALUE - MARKET232,200

TOTAL MARKET VALUE432,876

SOH/AGL Deduction288,801

ASSESSED VALUE144,075

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE43,353

TOTAL JUST VALUE432,876

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE381,171

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2761/11181/14/2025LE U I 11100

GRANTOR: FRANK DIANA L

GRANTEE: FRANK MAXIMILIAN C

1982/09385/27/2015QC U I 11100

GRANTOR: BASSO JOHN J

GRANTEE: FRANK DIANA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E20 FOP=[YR=1993] S6 E17 N6 W17 \$ E17 S6 E15 N30 \$ PTR= E15 FUS=[YR=1993] E20 S32 W20 N32 \$ W15 \$.

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-286.00100.0086.00FF1.001.001.002,700.002,700.00232,200

REVIEW DATE05/30/2019BYDJA

Total Acres: 0.00Total Land Value: 232,200Market: 0Agricultural: 0Common: 232,200PRINTED 07/30/2025 BY SYS