

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,972	100	2002
FGR	483	55	2002
FOP	50	30	2002
FSP	243	40	2002
TOTALS	2,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2017								
Heated Area: 1972						HX Base Yr 2017					
TOTALS											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			521,955
TOTAL MARKET OB/XF VALUE			8,223
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			705,178
SOH/AGL Deduction			286,810
ASSESSED VALUE			418,368
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			362,646
TOTAL JUST VALUE			705,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			681,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108956	NEW CONSTR	173,981	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1133	6/19/2025	WD	U	I	11	100
GRANTOR: HENNING SANDRA M						
GRANTEE: HENNING SANDRA M TR						
2798/1129	6/19/2025	WD	U	I	11	100
GRANTOR: HENNING HARRY L & SAN						
GRANTEE: HENNING FAMILY TRUS						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	845.00	SF	5.20	5.20	100	2002	2002	3	80	3,515	
3	0810	CONCRETE A	0	100	0	91.00	SF	6.50	6.50	100	2002	2002	3	80	473	
4	0855	CONC PAVER	0	100	0	150.00	SF	10.00	10.00	100	2005	2005	3	84	1,260	
TOTALS															8,223	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							