



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2004	1,792	200,257
FGR	440	55	2004	242	27,043
FOP	45	30	2004	14	1,565
PTO	300	5	2004	15	1,676
TOTALS	2,577			2,063	230,541

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,063 121.2652 121.27 250,180 2004 2009 0 0 0 7.85 92.15

1 SINGLE FAM - 100% - 2021 Heated Area: 1792 HX Base Yr 2021

PTO 2004

BAS 2004

FGR 2004

FOP 2004

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

04/21/2025 MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20

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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		230,541	
TOTAL MARKET OB/XF VALUE		6,135	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		263,676	
SOH/AGL Deduction		125,034	
ASSESSED VALUE		138,642	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		87,920	
TOTAL JUST VALUE		263,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413103	NEW CONSTR	134,998	01/06/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2363/0284	5/18/2020	WD Q	I	I	01
GRANTOR: ANDERSON WILLIAM R & GRANTEE: SCHOPP HARRY & MICH					SALE PRICE
2154/1253	10/31/2017	SW U	I	I	12
GRANTOR: FEDERAL NATIONAL MORT GRANTEE: ANDERSON WILLIAM R					219,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W9 PTO=[YR=2004] N10 W30 S10 E30\$ W41 S45 E11					
FOP=[YR=2004] S3 E9 N3 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E11					
FGR=[YR=2004] E20 N22 W20 S22\$ N22 E20 N23\$.					