

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	5,037	114.3800	180.72	910,287	1988	1998		0	0	13.00	87.00
1 SFR CUST - 100% - 2019 Heated Area: 4348 HX Base Yr 2019												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		791,950	
TOTAL MARKET OB/XF VALUE		19,924	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,861,874	
SOH/AGL Deduction		962,463	
ASSESSED VALUE		899,411	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		848,689	
TOTAL JUST VALUE		1,861,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,751,600	

QUALITY	CD	QUALITY LEVEL			
03	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC	10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1993	1,630	256,279
BAS	1,754	100	1997	1,754	275,775
FGR	366	55	1993	201	31,603
FGR	494	55	1997	272	42,766
FOP	95	30	1993	28	4,402
FOP	91	30	1997	27	4,245
FUS	310	100	1993	310	48,740
FUS	654	100	1997	654	102,826
UOP	753	20	1993	151	23,741
UOP	48	20	1997	10	1,572
TOTALS	6,195			5,037	791,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002362	REMODEL	45,000	02/11/2022
B2005987	GARAGE	40,000	07/10/2020
P1216237	WTRHTR	0	11/01/2012
B20757	REMODEL	19,980	11/01/2007
B9703622	ADDITION	237,000	01/01/1997
5043	NEW CONSTR	122,100	07/20/1988

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1213	12/19/2018	QC	U	I	11	100

  

GRANTOR: TOBER DAVID I & WANDA	
GRANTEE: TOBER DAVID I & WAN	
2226/1698	9/21/2018 WD Q I 01 935,100
GRANTOR: SCHOLZ RICHARD & RITA	
GRANTEE: TOBER DAVID I & WAN	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	1242	WD DECK A	0	100	16	3	48.00	SF	10.00	10.00	100	1988	1988	3	20	96	
3	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	1988	1988	3	52	200	
4	1126	CB/STC 8"	0	100	0	0	172.00	SF	8.00	8.00	100	1997	1997	3	72	991	
5	0446	BOX FNC 6'	0	100	0	0	6.00	LF	20.00	20.00	100	1997	1997	3	20	24	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
7	0855	CONC PAVER	0	100	0	0	449.00	SF	10.00	10.00	100	2002	2002	3	80	3,592	
8	0855	CONC PAVER	0	100	0	0	1,708.00	SF	10.00	10.00	100	2002	2002	3	80	13,664	

LAND DESCRIPTION													TOTAL OB/XF											
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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							
2	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	700,000.00	350,000.00	350,000							

REVIEW DATE 09/15/2024 BY DJ																								
Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/30/2025 BY SYS																								