



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,610	100
BAS	336	100
FGR	492	55
FOP	30	30
FSP	138	40
FUS	244	100
FUS	992	100
UOP	16	20
UOP	281	20
TOTALS	4,139	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR CUST	- 0%	- 0		601,197	1979	1979	0	0	25	22.50	52.50

Heated Area: 3182 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE	315,628			
TOTAL MARKET OB/XF VALUE	4,149			
TOTAL LAND VALUE - MARKET	560,000			
TOTAL MARKET VALUE	879,777			
SOH/AGL Deduction	171,363			
ASSESSED VALUE	708,414			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	708,414			
TOTAL JUST VALUE	879,777			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	826,817			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25406	REPAIR/RRF	17,500	12/01/2011
B9400816	ADDITION	72,836	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0778	2/08/2019	WD Q	Q	I	02	470,000

GRANTOR: BRISACH EUGENE M & SU
GRANTEE: FOX LEONARD JR & DE
0867/1295 2/11/1999 DG Q I 01 100
GRANTOR: BRISACH EUGENE & HOWS
GRANTEE: BRISACH EUGENE M &

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=1993] W5 UOP=[YR=1994] N4 W4 S4 E4 \$ W4 BAS=[YR=1994] N4 E2 N6 W2 N4 UOP=[YR=1994] N4 U9 L16 L17 D9 S4 FSP=[YR=1994] S14 E10 N13 W2 N1 W8 \$ E33 \$ W25 S1 E2 S13 E23 \$W42 S34 E16 N5 E4 N2 E3 POP=[YR=1993] S5 E6 N5 W6 \$ E9 S2 E4S5 E15 FGR=[YR=1993] R14 D14 U13 R13 U19 L20 W7 S18\$ N34 \$PTR= E50 FUS=[YR=1993] S5 E3S1 E8 N1E6 N19 W12 FUS=[YR=1993] N9W12 N3 W5N2 W2 S2 W4 S12 E23 \$ W29 S6 W6 S13 E6 S2 E11 S4 E13 N11 W9S3 E9 N3 \$ W50 \$.	

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	0812	CONCRETE C	0	0	0	0	1,371.00	SF	4.00	4.00	100	1979	1979	3	29	1,590	
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1979	1979	3	42	1,680	
3	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	1979	1979	3	29	136	
4	0810	CONCRETE A	0	0	16	9	144.00	SF	6.50	6.50	100	1979	1979	3	29	271	
5	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	1994	1994	3	66	472	

LAND DESCRIPTION		TOTAL OB/XF													4,149									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	700,000.00	560,000.00	560,000							