



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

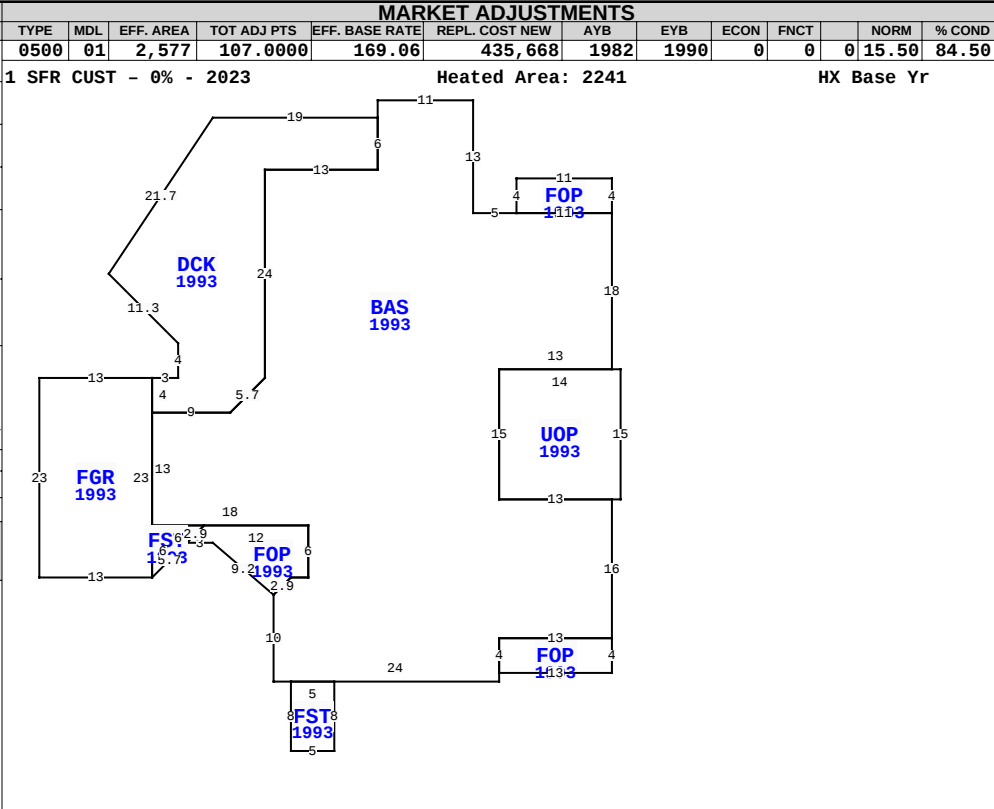
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	1993	2,241	320,139
DCK	490	10	1993	49	7,000
FGR	299	55	1993	164	23,428
FOP	44	30	1993	13	1,857
FOP	52	30	1993	16	2,286
FOP	65	30	1993	20	2,857
FST	18	55	1993	10	1,429
FST	40	55	1993	22	3,143
UOP	210	20	1993	42	6,000
TOTALS	3,459			2,577	368,139

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
2	1126	CB/STC 8"	0	0	0	0	99.00	SF	8.00	8.00	100	1982	1982	3	35	277	
3	0855	CONC PAVER	1	0	0	0	1,061.00	SF	10.00	10.00	100	2023	2022		99	10,504	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF																	11,761
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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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		368,139			
TOTAL MARKET OB/XF VALUE		11,761			
TOTAL LAND VALUE - MARKET		450,000			
TOTAL MARKET VALUE		829,900			
SOH/AGL Deduction		0			
ASSESSED VALUE		829,900			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		829,900			
TOTAL JUST VALUE		829,900			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		812,474			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1170	8/02/2022	WD	Q	I	01	850,000
GRANTOR: DONALDSON ALAN E						
GRANTEE: KAHN JOHN EMMANUEL						
0769/1052	8/28/1996	WD	U	I	08	200,000
GRANTOR: TROWBRIDGE ALLEN H &						
GRANTEE: DONALDSON ALAN E &						

BUILDING NOTES																
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BUILDING DIMENSIONS

FOP=[YR=1993] W11 S4 BAS=[YR=1993] W5 N13 W11 S2

DCK=[YR=1993] W19 D18 L12 D8 R8 S4 W3 FGR=[YR=1993] W13

S23 E13 FST=[YR=1993] U4 R4 FOP=[YR=1993] E3 D6 R7 U2

R2 E2 N6 W12 D2 L2 \$ U2 R2 W6 S6\$ N23\$ S4 E9 U4 R4 N24

E13 N6\$ S6 W13 S24 D4 L4 W9 S13 E18 S6 W2 D2 L2 S10 E2

FST=[YR=1993] S8 E5 N8 W5\$ E24 N1 FOP=[YR=1993] E13 N4 W13

S4\$ N4 E13 N16 UOP=[YR=1993] E1 N15 W14 S15 E13\$ W13 N15 E13

N18 W11\$ E11 N4\$.