



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

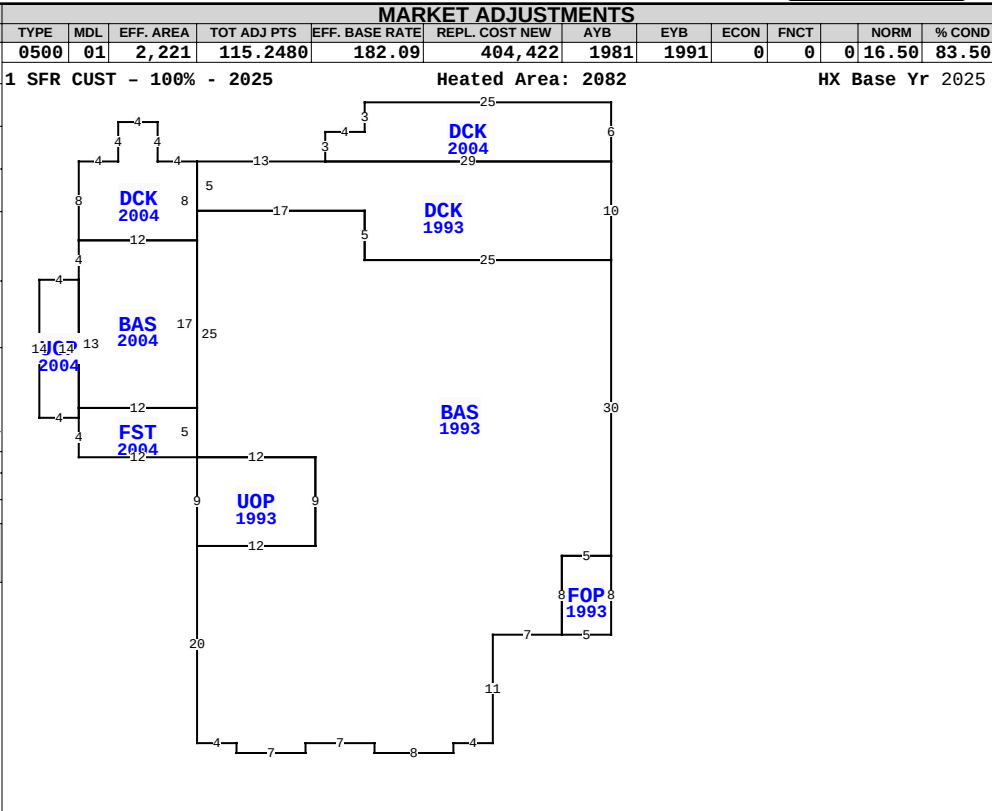
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1993	1,878	285,541
BAS	204	100	2004	204	31,017
DCK	335	10	1993	34	5,169
DCK	112	10	2004	11	1,673
DCK	162	10	2004	16	2,432
FOP	40	30	1993	12	1,824
FST	60	55	2004	33	5,018
UOP	108	20	1993	22	3,345
UOP	56	20	2004	11	1,673

TOTALS	2,955			2,221	337,692
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	1125	CB/STC 6"	0	100	0	0	89.00	SF	7.35
3	0446	BOX FNC 6'	0	100	0	0	9.00	LF	20.00
4	0855	CONC PAVER	0	100	0	0	135.00	SF	7.00
5	0855	CONC PAVER	0	100	0	0	230.00	SF	7.00
6	0444	BOX FNC 4'	0	100	0	0	10.00	LF	6.50
7	0855	CONC PAVER	0	100	0	0	808.00	SF	7.00
8	0461	IRON FENCE	0	100	0	0	33.00	SF	8.50

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		RSF-1	0.00	0.00	1.00



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

TOTAL OB/XF									
8,219									

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8,219									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		337,692	
TOTAL MARKET OB/XF VALUE		8,219	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		795,911	
SOH/AGL Deduction		219,910	
ASSESSED VALUE		576,001	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		525,279	
TOTAL JUST VALUE		795,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		780,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R045989	REPAIR/RRF	300	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/0240	2/28/2023	WD	Q	I	01
GRANTOR: WATSON JOHN P					
GRANTEE: HARRIS HENRY & TAMA					
2520/0861	12/10/2021	WD	Q	I	01
GRANTOR: MANDIC MELVIN G & SAL					
GRANTEE: WATSON JOHN P					

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=2004] W25 S3 W4 S3 DCK=[YR=1993] W13 DCK=[YR=2004] W4 N4 W4 S4 W4 S8 BAS=[YR=2004] S4 UOP=[YR=2004] W4 S14 E4 FST=[YR=2004] S4 E12 UOP=[YR=1993] S9 E12 N9 W12 \$ N5 W12 S1 \$ N14 \$ S13 E12 N17W12 \$ E12 N8 \$ S5 BAS=[YR=1993] S25 E12 S9 W12 S20 E4 S1 E7 N1 E7 S1 E8 N1 E4 N11 E7 FOP=[YR=1993] E5 N8 W5 S8 \$ N8 E5 N30 W25 N5 W17 \$ E17 S5 E25 N10 W29 \$ E29N6 \$.									