



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1998	1,560	174,574
FGR	605	55	1998	333	37,265
FOP	48	30	1998	14	1,567
FUS	998	100	1998	998	111,683
STP	40	10	2019	4	447
UOP	36	20	1998	7	783

TOTALS	3,287			2,916	326,319
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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	0855	CONC PAVER	0	100	0	0	2,344.00	SF	7.00
3	0825	BRICK	0	100	0	0	131.00	SF	12.50
4	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50
5	0444	BOX FNC 4'	0	100	0	0	28.00	LF	6.50
6	0811	CONCRETE B	0	100	0	0	1,576.00	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		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2020

Heated Area: 2558

HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

TOTAL OB/XF														
24,976														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					326,319				
TOTAL MARKET OB/XF VALUE					24,976				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					851,295				
SOH/AGL Deduction					331,538				
ASSESSED VALUE					519,757				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					469,035				
TOTAL JUST VALUE					851,295				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					837,850				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2289/0939	7/12/2019	WD	Q	I	01	490,000			
GRANTOR: EASLEY MARGARET R & M									
GRANTEE: ALEXANDRE MANUEL J									
2248/0254	1/07/2019	FJ	U	I	11	0			
GRANTOR: EASLEY CAROLINE W EST									
GRANTEE: EASLEY MARGARET R E									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W4 STP=[YR=2019] N4 W10 S4 E10\$ W22 N4 W17 S4 W15 S13 W6 S5 FGR=[YR=1998] W7 S22 E8 S1 E11 N1 E8 N22 W20 \$ E20 S11 E7 FOP=[YR=1998] S4 UOP=[YR=1998] S3E12 N3 W12 \$ E12 N4 W12 \$ E26 N6 E11 N23 \$ PTR= E15 FUS=[YR=1998] E15 S2 E16N2 E15 S19 W33 S12 W13 N31 \$ W15 \$.									