

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	5.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	0 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,147	100	1994
FGR	880	55	1994
FOP	384	30	1994
FSP	216	40	2021
FST	474	55	1994
FUS	1,459	100	1994
UOP	16	20	1994
UOP	16	20	1994
TOTALS	6,592		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2013								
Heated Area: 4606						HX Base Yr 2013					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			1,113,249
TOTAL MARKET OB/XF VALUE			25,470
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,838,719
SOH/AGL Deduction			783,428
ASSESSED VALUE			1,055,291
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,004,569
TOTAL JUST VALUE			1,838,719
NCN VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,738,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217632	ADDITION	5,538	08/01/2021
B0762	NEW CONSTR	443,150	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1957/0476	1/09/2015	QC	U	I	11	100

GRANTOR: ADAMS FRANK W & DEBRA
GRANTEE: ADAMS FRANK W & DEB

1830/1708	12/14/2012	WD	Q	I	01	1,100,000
-----------	------------	----	---	---	----	-----------

GRANTOR: JOHNSON JOHN A & GLEN
GRANTEE: ADAMS FRANK W & DEB

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	1994
2	0812	CONCRETE C	0	100	0	3,984.00	SF	4.00	4.00	100	1994
3	0825	BRICK	0	100	0	260.00	SF	12.50	12.50	100	1994
4	0810	CONCRETE A	0	100	0	106.00	SF	6.50	6.50	100	1994
5	0825	BRICK	0	100	0	355.00	SF	12.50	12.50	100	1994
6	0811	CONCRETE B	0	100	0	519.00	SF	5.20	5.20	100	1994
7	0825	BRICK	0	100	0	102.00	SF	12.50	12.50	100	1994
8	1126	CB/STC 8"	0	100	0	337.00	SF	8.00	8.00	100	1994

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

BUILDING DIMENSIONS											
BAS=[YR=1994] W5 U2 L2 W5 D2 L2 W5 FSP=[YR=2021] N3 W18 S12 E18 N9S\$9 W27 S8 W14 U4 L4 W7 D4 L4 W3 S2 W8 S17 E8											
FGR=[YR=1994] S36 E7 D2 R2 E6 U2 R2 E7 N36 W24 \$ E24 S15 E8 S2 FOP=[YR=1994] S9 E46 N9 W4 D2 L2 W6 U2 L2 W20 D2 L2 W5 U2 L2 W3\$ E3 D2 R2 E5 U2 R2 E20 D2 R2 E6 U2 R2 E4N53 \$ PTR= E15FST=[YR=1994] E26 S9 FUS=[YR=1994] E24 N8 E3 N22 E6 N2 E7 S2 E6 S53 W4 UOP=[YR=1994] S2 W8 N2 E8 \$ W12 N14 W2 N1 W1 N1 W1 N1 W2 N1 W4 S4 W4 S14 W4 UOP=[YR=1994] S2 W8 N2 E8 \$ W12 N12 W2 N7 E2 N4 \$ S4 W2 S7 E2 S2 W14 N7 W12 N15 \$ W15 \$.											

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							