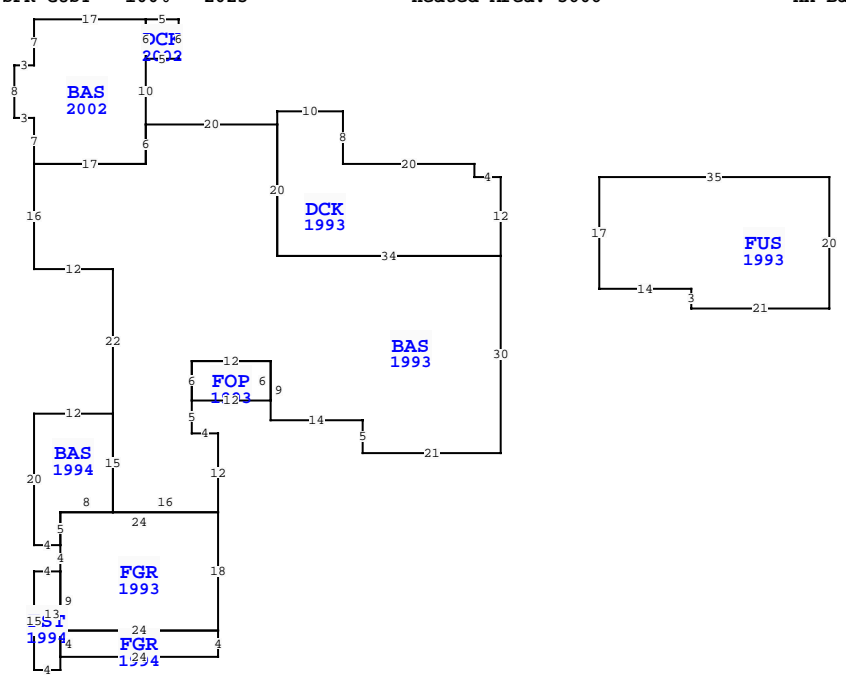


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	16	WD FR STUC 50	
Roof Structure	07	GAMBREL 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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
BAS	2,350	100	1993
BAS	200	100	1994
BAS	398	100	2002
DCK	548	10	1993
DCK	30	10	2002
FGR	432	55	1993
FGR	96	55	1994
FOP	72	30	1993
FST	60	55	1994
FUS	658	100	1993
TOTALS	4,844		

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%	- 2023		Heated Area: 3606					HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			539,410
TOTAL MARKET OB/XF VALUE			26,312
TOTAL LAND VALUE - MARKET			1,700,000
TOTAL MARKET VALUE			2,265,722
SOH/AGL Deduction			164,566
ASSESSED VALUE			2,101,156
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			2,050,434
TOTAL JUST VALUE			2,265,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,041,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903947	ADDITION	341,125	04/22/2019
B0209743	ADDITION	0	05/16/2002
B9704223	ADDITION	40,500	08/01/1997
B940764	ADDITION	54,350	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/0293	5/22/2018	WD Q	Q	I	01	1,695,000

GRANTOR: GORDON CHARLES F & MA
GRANTEE: ROARK STEVEN F & VI

1920/0261	5/07/2014	TD U	I	11	100
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GRANTOR: GORDON CHARLES F & MA
GRANTEE: GORDON CHARLES F &

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

BUILDING NOTES	
BUILDING DIMENSIONS DCK=[YR=1993] W4 N2 W20 N8 W10 S2 BAS=[YR=1993] W20 BAS=[YR=2002] N10 DCK=[YR=2002] E5 N6 W5 S6 \$ N6 W17 S7 W3 S8 E3 S7 E17 N6 \$ S6 W17 S16 E12 S22 BAS=[YR=1994] W12 S20 E4 FGR=[YR=1993] S4 FST=[YR=1994] W4 S15 E4 N2 FGR=[YR=1994] E24 N4 W24 S4 \$ N13 \$ S9 E24 N18 W24 S5 \$ N5 E8 N15 \$ S15 E16 N12 W4 N5 FOP=[YR=1993] E12 N6 W12 S6 \$ N6 E12 S9 E14 S5 E21 N30 W34 N20 \$ S20 E34 N12 \$ PTR= E15 FUS 1993= E35 S20 W21 N3 W14 N17 \$ W15 \$.	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	
2	0810	CONCRETE A	0	100	0	0	197.00	SF	6.50	6.50	100	1990	1990	3	57	730	
3	0825	BRICK	0	100	0	0	88.00	SF	12.50	12.50	100	1981	1981	3	73.5	809	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
5	0825	BRICK	0	100	0	0	73.00	SF	12.50	12.50	100	1997	1997	3	91	830	
6	0445	BOX FNC 5'	0	100	0	0	4.00	LF	8.10	8.10	100	1997	1997	3	20	6	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
8	1242	WD DECK A	0	100	21	14	294.00	SF	10.00	10.00	100	1995	1995	3	20	588	
9	0300	BOAT DCK W	0	100	20	4	80.00	SF	40.00	40.00	100	1995	1995	3	20	640	
10	0311	WD GANG WY	0	100	0	0	19.00	SF	45.00	45.00	100	1995	1995	3	20	171	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							
2	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

