



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	1999	2,372	368,560
BAS	238	100	2010	238	36,980
FGR	552	55	1999	304	47,236
FOP	36	30	1999	11	1,710
FST	60	55	1999	33	5,128
FST	126	55	2011	69	10,722
FUS	976	100	1999	976	151,650
UOP	96	20	1999	19	2,952

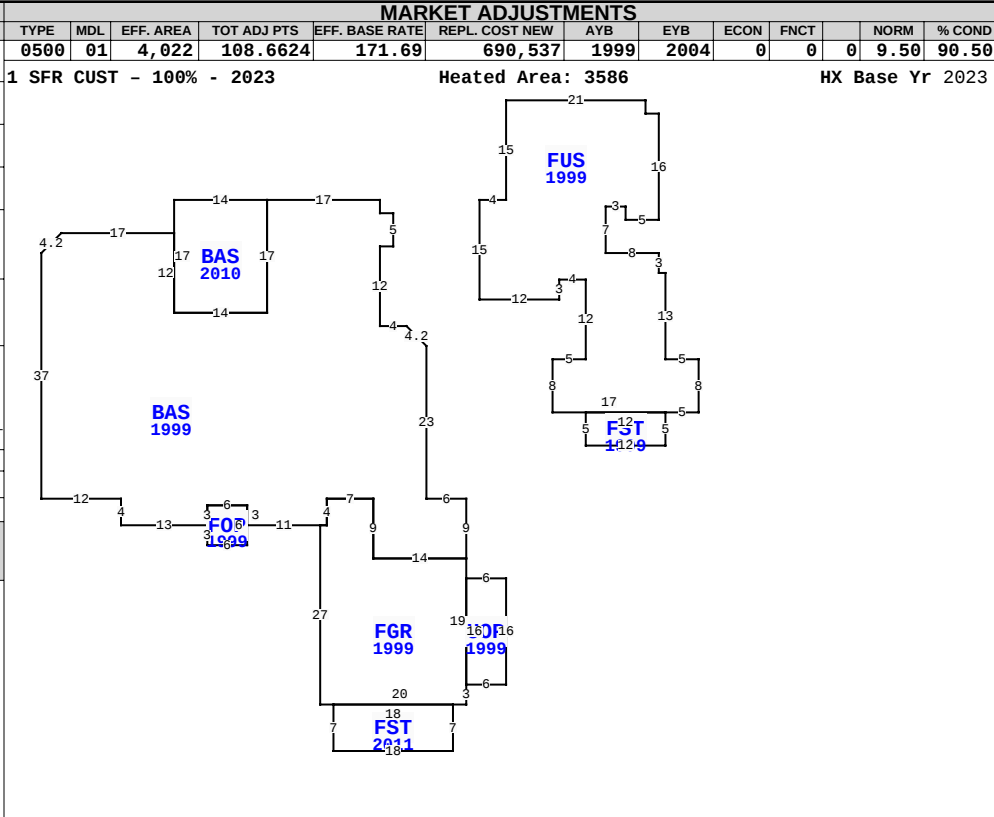
TOTALS	4,456			4,022	624,936
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	1,333.00	SF	6.50	6.50	100	1999	1999	3	75	6,498	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1999	1999	3	75	73	
4	0855	CONC PAVER	0	100	20	8	160.00	SF	10.00	10.00	100	2001	2001	3	79	1,264	
5	0861	POOL GUNIT	0	100	0	0	90.00	SF	85.00	85.00	100	2020	2020	3	90	6,885	
6	0911	SCRN RM A	0	100	0	0	835.00	SF	17.50	17.50	100	2020	2020	3	86	12,567	
7	0855	CONC PAVER	0	100	0	0	745.00	SF	10.00	10.00	100	2020	2020	3	98	7,301	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	

LAND DESCRIPTION					
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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	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF																		40,508
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			STANDARD
BUILDING MARKET VALUE		Tax Dist:			624,936
TOTAL MARKET OB/XF VALUE					40,508
TOTAL LAND VALUE - MARKET					450,000
TOTAL MARKET VALUE					1,115,444
SOH/AGL Deduction					262,878
ASSESSED VALUE					852,566
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					801,844
TOTAL JUST VALUE					1,115,444
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,088,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002576	ENCLOSURE	5,400	03/23/2020
20000834	SWIM POOL	70,125	01/29/2020
M1217749	H/AC	0	11/01/2012
B24764	ADDITION	0	06/01/2011
B9906119	NEW CONSTR	225,000	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/360	6/12/2025	WD Q	Q	I	01	2,050,000
GRANTOR: MITCHELL TODD D & SHA						
GRANTEE: MCGUIRE GARY P & DE						
2449/0924	4/05/2021	WD Q	Q	I	01	1,185,000
GRANTOR: ONOFRY RONNIE D & VIC						
GRANTEE: MITCHELL TODD D & S						

BUILDING NOTES						
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BUILDING DIMENSIONS						
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BAS=[YR=1999] W17 BAS=[YR=2010] W14 S17 E14 N17\$ S17 W14 N12 W17 D3 L3 S37E12 S4 E13 FOP=[YR=1999] S3 E6 N6 W6 S3\$ N3 E6 S3 E11 FGR=[YR=1999] S27 E2 FST=[YR=2011] S7 E18 N7 W18\$ E20 N3 UOP=[YR=1999] E6 N16 W6 S16\$ N19 W14N9 W7 S4W1\$ E1 N4 E7 S9 E14 N9 W6 N23 L3 U3 W4 N12 E2 N5W2 N2\$ PTR=E15 FUS=[YR=1999] E4 N15 E21 S2 E2 S16 W5 N2 W3 S7 E8 S3 E1 S13 E5 S8 W5 FST=[YR=1999] S5 W12 N5E12\$ W17 N8 E5 N12 W4 S3 W12 N15\$ W15\$.