



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	26	AL SIDING 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,424	100
FEP	368	80
FOP	32	30
TOTALS	2,824	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,728	101.2608	133.66	364,624	1972	1980	0	0	0	28.00	72.00
1 SNGL FAM - 100% - 0												
Heated Area: 2424												
HX Base Yr 1978												
23 16 23 16 FEP 1993 21 44 54 16 BAS 1993 4 8 4 8 FOP 1993 49 36												
BLD DATE				LGL DATE								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	36	2	72.00	SF	6.50	6.50	100	1980
2	0812	CONCRETE C	0 100	0	0	1,458.00	SF	4.00	4.00	100	1988

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1980	3	30	140	
1988	3	52	3,033	
TOTAL OB/XF 3,173				

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC	1.00

DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1.00	1.00	1.00	35,000.00	35,000.00	70,000						

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						262,529					
TOTAL MARKET OB/XF VALUE						3,173					
TOTAL LAND VALUE - MARKET						70,000					
TOTAL MARKET VALUE						335,702					
SOH/AGL Deduction						183,322					
ASSESSED VALUE						152,380					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						96,658					
TOTAL JUST VALUE						335,702					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						323,680					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004508	REPAIR/RRF	2,495	05/01/2019
3531	N/A	10,000	07/31/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2585/0404	8/08/2022	QC	U	I	11	100	
GRANTOR: HOLMES PHYLLIS							
GRANTEE: HOLMES PHYLLIS							
0244/0426	7/01/1977	WD	U	I		38,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FEP=[YR=1993] W23 S16 E23 N16\$ S16 W49 S36 E16 FOP=[YR=1993] E4 N8 W4 S8\$ N8 E54 N44\$.											