

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	30
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,554	100	2016
FGR	792	55	2016
FOP	69	30	2016
FSP	206	40	2016
FUS	468	100	2016
TOTALS	4,089		
			3,561
			447,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,561	101.3400	133.77	476,355	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2025 Heated Area: 3022 HX Base Yr 2025											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			447,774
TOTAL MARKET OB/XF VALUE			8,968
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			516,742
SOH/AGL Deduction			173,241
ASSESSED VALUE			343,501
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			292,779
TOTAL JUST VALUE			516,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			504,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011994	6500 1626 SQ FT	70,886	10/25/2024
B1632050	CO ISSUED	0	07/22/2016
B1632050	NEW CONSTR	367,637	04/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1713	9/20/2024	WD	Q	I	02	575,000
GRANTOR: MITCHELL HERBERT						
GRANTEE: HOLOCHWOST TIMOTHY						
2629/1545	3/21/2023	QC	U	I	11	100
GRANTOR: MITCHELL ALVIDA						
GRANTEE: MITCHELL HERBERT						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W4 FSP=[YR=2016] W26 S6 D2 R2 E24 N8\$ S8 W24 U2 L2 N17 W16 S6 W20 S42 E7 FGR=[YR=2016] S36 E22 N36 W22\$ E34 FOP=[YR=2016] S4 E9 N1 W1 N9 W6 S6 W2\$ E2 N6 E6 S9 E4 S3 E9 N3 E4 N40\$ PTR=E20 FUS=[YR=2016] E13 S36 W13 N36\$ W20\$.	

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	0812	CONCRETE C	0	100	0	0		4.00	100	2016	2016	3	95	8,968	

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							