

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	04	PLYWOOD	70
Interior Wall	05	DRYWALL	30
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	1993
FEP	448	80	1993
FGR	588	55	1993
FOP	116	30	1993
TOTALS	2,640		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 0								
Heated Area: 1488						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			203,068
TOTAL MARKET OB/XF VALUE			14,011
TOTAL LAND VALUE - MARKET			262,000
TOTAL MARKET VALUE			266,899
SOH/AGL Deduction			141,940
ASSESSED VALUE			124,959
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			74,237
TOTAL JUST VALUE			479,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7767	XFOB	3,672	01/10/1992
7015	REPAIR/RRF	2,855	02/25/1991
5255	XFOB	6,664	10/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/113	8/29/2024	QC	U	I	11	100
GRANTOR: LAYDEN WILLIAM E & VE						
GRANTEE: RUSSELL KAREN SUSAN						
2739/110	8/29/2024	QC	U	I	11	100
GRANTOR: LAYDEN WILLIAM E & VE						
GRANTEE: ROBERTS KIMBERLY LA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0681	POLE SHED	0	100	20	40	800.00	SF	10.05	10.05	100
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0370	CHICKEN HS	0	0	30	280	8,400.00	SF	2.00	2.00	100
4	0681	POLE SHED	0	100	12	40	480.00	SF	15.00	15.00	100
5	2701	QUONSET GD	0	100	30	39	1,170.00	SF	15.00	15.00	100
6	0855	CONC PAVER	0	100	0	0	459.00	SF	7.00	7.00	100

TOTAL OB/XF												14,011												
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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	370.00	370.00	4,440							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	217,000							

BUILDING NOTES	
BLD DATE	
LGL DATE	
LAND DATE	
05/21/2025	MLU
INC DATE	
01/17/2025	KBA

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 FEP=[YR=1993] N16 W28 S16 FGR=[YR=1993] W19 S28 E21 FOP=[YR=1993] E29 N4 W29 S4\$ N28 W2\$ E28\$ W26 S24 E29 S12 E22 N36\$.	

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	370.00	370.00	4,440							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	217,000							