

BUILDING CHARACTERISTICS					
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 Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1.5 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	127,486
FGR	625	55	1993	344	26,166
FOP	224	30	1993	67	5,096
FUS	640	100	1993	640	48,682
TOTALS	3,165			2,727	207,431

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,727	101.7600	101.76	277,500	1989	1989	0	0	25.25	74.75

1 SINGLE FAM - 100% - 0 Heated Area: 2316 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			207,431
TOTAL MARKET OB/XF VALUE			10,462
TOTAL LAND VALUE - MARKET			216,600
TOTAL MARKET VALUE			266,149
SOH/AGL Deduction			120,060
ASSESSED VALUE			146,089
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			95,367
TOTAL JUST VALUE			434,493
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632855	XFOB (78X84 PL SH	0	08/31/2016
5529	NEW CONSTR	83,679	02/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/809	5/27/2025	LE U		I	11	100

GRANTOR: ELLIOTT MICHAEL E
GRANTEE: ELLIOTT MICHAEL SCO
0705/0131 5/20/1994 WD Q I 06 83,000
GRANTOR: ELLIOTT MICHAEL & BET
GRANTEE: ELLIOTT MICHAEL E

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU
		01/17/2025	KBA

BUILDING NOTES	
BAS=[YR=1993] W16 N3 W18 S8 W14 N1 W9 S1W14 S10 FGR=[YR=1993] S25 E25 N25 W25\$ E25 S15 E1 S1 E9 N1 E2 S1 E3 FOP=[YR=1993] S8 E28 N8 W28 \$ E31 N31\$ PTR=E15 FUS=[YR=1993] E32 S20 W32 N20\$ 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	0351	CARPOT MT	0	100	40	48			1,920.00	SF	10.00	100	1988	1988	3	20	3,840
2	0811	CONCRETE B	0	100	0	0			564.00	SF	5.20	100	1989	1989	3	54.5	1,598
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	100	1989	1989	3	64	1,280
4	0681	POLE SHED	0	100	48	20			960.00	SF	15.00	100	1999	1999	3	26	3,744

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	DPHT 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		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	8.80	AC		1.00	1.00	1.00	370.00	370.00	3,256							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	171,600							