

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10012HARDWOOD 5014CARPET 5003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1002. 2. 1000 10004DIST 01 10000NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00TOTALS2,4882,342307,456

CONSTRUCTION

Roof StructurRoof CoverInterior WallInterior FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStories UnitsBUD8 AdjustmeOccupancy

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA12,342TOT ADJ PTS109.5885EFF. BASE RATE144.66REPL. COST NEW338,794AYB1977EYB2005ECON0FNCT0NORM9.25% COND90.751 SNGL FAM - 0% - 0Heated Area: 2178BAS 2015FGR 1993BAS 1993FOP 1993

NASSAU COUNTY PROPERTY

VALUATION BYTax Group: 4BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

STANDARD

307,45622,71640,500370,67235,077335,5950335,595370,6720343,722

SALES DATA

OFF RECORD NumberDATEINSTQ / U / I / V / RSNSALE PRICE2054/01876/16/2016WDQ Q I 01234,500GRANTOR: HALCYON HARBOR I LLCGRANTEE: VINSON JOHN RICHARD1998/09897/28/2015SWU U I 11100GRANTOR: LSF9 MASTER PARTICIPA GRANTEE: HALCYON HARBOR I LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 BAS=[YR=2015] W15 S13 FGR=[YR=1993] S13 E22 N13 W22\$ E22 N7 W6 N6 W1\$ E1 S6 E6 S20E22 FOP=[YR=1993] S4 E6 N4 W6\$ E6 S4E15 N30\$ PTR=E20 FUS=[YR=1993] E42 S17 W42 N17\$ W20\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

TOTAL OB/XF

22,716

REVIEW DATE01/14/2021BYWWATotal Acres: 0.90Total Land Value: 40,500Market: 0Agricultural: 0Common: 40,500PRINTED 07/30/2025 BY SYS