

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,919	86.3550	113.99	446,727	2000	2005	0	0	0	9.25	90.75

1 SNGL FAM - 100% - 0 Heated Area: 3037 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		416,875	
TOTAL MARKET OB/XF VALUE		12,343	
TOTAL LAND VALUE - MARKET		174,250	
TOTAL MARKET VALUE		603,468	
SOH/AGL Deduction		363,182	
ASSESSED VALUE		240,286	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		184,564	
TOTAL JUST VALUE		603,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		574,924	

Quality		02 Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC 4053.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2000	1,837	190,031
FGR	528	55	2000	290	29,999
FGR	840	55	2007	462	47,792
FOP	120	30	2007	36	3,724
FSP	156	40	2000	62	6,413
FUS	264	100	2000	264	27,309
FUS	936	100	2000	936	96,826
UOP	161	20	2000	32	3,311
TOTALS	4,842			3,919	405,405

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	1,786.00	SF	4.00	4.00	100	2000	2000	3	77	5,501	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2000	2000	3	77	450	
3	0803	ASPHALT C	0	100	217	12	2,604.00	SF	2.00	2.00	100	2006	2006	3	56	2,916	
4	0476	VF 6 SBPL	0	100	0	0	141.00	LF	32.00	32.00	100	2006	2006	3	66	2,978	
5	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2007	2007	3	87	498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24131	GARAGE	17,397	11/01/2010
E0922157	ELEC OTHER	1,800	10/01/2009
B17577	GARAGE	39,600	10/31/2006
R09184	REPAIR/RRF	1,500	04/01/2006
B007294	NEW CONSTR	152,000	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0649/0861	2/20/1992	WD	U	I	10	100

GRANTOR: LEWIS CHESTER & B R
GRANTEE: SHELTON JAMES JR &

0444/0091	1/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

LAND DESCRIPTION																								
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	0008	RSF-2	0.00	0.00	2.05	AC		1.00	1.00	1.00	85,000.00	85,000.00	174,250							

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/08/2025 MLU												

TOTAL OB/XF												
12,343												

