



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,576	100	2020	2,576	345,998
FDS	121	75	2020	91	12,223
FGR	475	55	2020	261	35,057
FOP	115	30	2020	34	4,567

TOTALS	3,287			2,962	397,844
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,421.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,962	104.9040	138.47	410,148	2020	2020	0	0	0	3.00	97.00	

1 SNGL FAM - 100% - 2021 Heated Area: 2576 HX Base Yr 2021

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/21/2025 MLU

TOTAL OB/XF													
9,490													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		397,844	
TOTAL MARKET OB/XF VALUE		9,490	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		452,334	
SOH/AGL Deduction		131,460	
ASSESSED VALUE		320,874	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		270,152	
TOTAL JUST VALUE		452,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012022	NEW CONSTR	330,784	11/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2385/0231	8/18/2020	WD	Q	I	02
GRANTOR: B Y FRANKLIN PROPERTY					SALE PRICE
GRANTEE: VROMAN WILBUR DARRE					355,500

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2020] W30 N8 W23 S8 W15 S38 E14 FOP=[YR=2020] E23 N5 W23 S5\$ N5 E31 FGR=[YR=2020] S24 E23 N18 W16 U3 L3 N11 W4 S8\$ N8 E4 S11 D3 R3 E16 N39\$ PTR=E20 FDS=[YR=2020] E11 S11 W11 N11\$ W20\$.