

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 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
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	
0100	01	1,619	134.6604	134.66	218,015	2004	2004	0	0	10.28	89.72	
1 SINGLE FAM - 100% - 2006 Heated Area: 1448 HX Base Yr 2006												

QUALITY	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	2004	1,448	174,943
FCP	216	25	2004	54	6,524
FOP	90	30	2004	27	3,262
USP	300	30	2015	90	10,873
TOTALS	2,054			1,619	195,603

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			195,603
TOTAL MARKET OB/XF VALUE			4,465
TOTAL LAND VALUE - MARKET			36,750
TOTAL MARKET VALUE			236,818
SOH/AGL Deduction			112,201
ASSESSED VALUE			124,617
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			68,895
TOTAL JUST VALUE			236,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150066	SWIM POOL	0	07/06/2015
1688	NEW CONSTR	61,880	02/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0646	1/03/2023	WD	U	I	16	40,000
GRANTOR: BURNSED ANGELA						
GRANTEE: BURNSED ANGELA & TH						
1348/0884	9/08/2005	WD	Q	I		135,000
GRANTOR: M E PERRET INC &						
GRANTEE: BURNSED HUBERT & AN						

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

EXTRA FEATURES		BUILDING NOTES	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0811	CONCRETE B	
2	1243	WD DECK F	

BUILDING DIMENSIONS	
USP=[YR=2015] W30 S10 BAS=[YR=2004] W22 S14 FCP=[YR=2004] S18 E12 N18 W12\$ E12 S18 E14 FOP=[YR=2004] S6 E15 N6 W15\$ E26 N32 W30\$ E30 N10\$.	

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	000100	C	RES	100	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	36,750								