



BUILDING CHARACTERISTICS		CONSTRUCTION			
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.	1.	100		
Units		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	1,650	100	2002	1,650	149,815
FGR	441	55	2002	243	22,063
FOP	210	30	2002	63	5,721
FST	189	55	2002	104	9,443
TOTALS	2,490			2,060	187,042

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	106.82	220,049	1999	2004	0	0	15.00	85.00
Heated Area: 1650 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		187,042	
TOTAL MARKET OB/XF VALUE		2,951	
TOTAL LAND VALUE - MARKET		60,750	
TOTAL MARKET VALUE		250,743	
SOH/AGL Deduction		28,522	
ASSESSED VALUE		222,221	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,221	
TOTAL JUST VALUE		250,743	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006544	REPAIR/RRF	14,000	04/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/1818	2/18/2025	SW U		I	11	100
GRANTOR: HOGAN ROBERT K & ELIZ						
GRANTEE: HOGAN REVOCABLE LIV						
2769/1815	2/18/2025	SW U		I	11	100
GRANTOR: HOGAN ROBERT K						
GRANTEE: HOGAN ROBERT K & EL						

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	0803	ASPHALT	C	0	0	0	0		2.00	100	2005	2005	3	54	2,951	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W55 FST=[YR=2002] W21 S9 FGR=[YR=2002] S21 E21 N21 W21 \$ E21 N9 \$ S30 E2 FOP=[YR=2002] S7 E30 N7 W30 \$ E53 N30 \$ .	

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	0	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,750							