



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	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	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4050.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	2004	1,490	153,254
FGR	437	55	2004	240	24,685
FOP	97	30	2004	29	2,983
FOP	100	30	2004	30	3,086
PTO	110	5	2004	6	617
TOTALS	2,234			1,795	184,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,795	114.0300	114.03	204,684	2004	2004	0	0	9.80	90.20

1 SINGLE FAM - 100% - 2023 Heated Area: 1490 HX Base Yr 2023

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			184,625
TOTAL MARKET OB/XF VALUE			3,496
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			238,121
SOH/AGL Deduction			2,343
ASSESSED VALUE			235,778
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			180,056
TOTAL JUST VALUE			238,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412223	NEW CONSTR	107,534	01/01/2004
R045784	REPAIR/RRF	2,000	01/01/2004
E0412310	NEW CONSTR	0	01/01/2004
P047565	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1126	10/29/2019	WD	Q	I	01	189,000

GRANTOR: OPENDOOR PROPERTY C L
GRANTEE: TIBBITT CHARLES C &
2282/1024 6/03/2019 WD Q I 01 191,100
GRANTOR: REEVES KEITH H & KARE
GRANTEE: OPENDOOR PROPERTY C

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2004	2004	3	83	3,496	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W4 PTO=[YR=2004] N10 W11 FOP=[YR=2004] W10 S10 E10 N10 \$ S10 E11 \$ W23 N2 W10 S2 W8 S40 E12 N1 E6 FOP=[YR=2004] S3 E9 N3 E7 FGR=[YR=2004] E21 N21 W19 S2 W2 S19 \$ N5 W14 S5 W2 \$ E2 N5 E14 N14 E2 N2 E9 N18 \$.	

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							