

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,747	100	2003
FGR	834	55	2003
FOP	72	30	2003
FOP	176	30	2003
PTO	380	5	2013
TOTALS	4,209		
			3,300
			376,925

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,300	94.3092	124.49	410,817	2003	2013	0	0	8.25	91.75

1 SNGL FAM - 100% - 2004 Heated Area: 2747 HX Base Yr 2004

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			376,925
TOTAL MARKET OB/XF VALUE			11,318
TOTAL LAND VALUE - MARKET			105,600
TOTAL MARKET VALUE			493,843
SOH/AGL Deduction			269,807
ASSESSED VALUE			224,036
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			173,314
TOTAL JUST VALUE			493,843
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001655	REPAIR/RRF	7,746	02/11/2021
19003110	REPAIR/RRF	28,728	03/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1918	12/08/2020	WD	U	I	11	100

GRANTOR: RAUTTER WALTER C JR  
GRANTEE: RAUTTER WALTER C JR

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0036	11/11/2019	QC	U	I	11	100

GRANTOR: RAUTTER FAITH I  
GRANTEE: RAUTTER WALTER C JR

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	2,123.00	SF	4.00	4.00	100	2003	2003	3	82	6,963	
3	0479	VF PICKET	0	100	0	162.00	LF	10.00	10.00	100	2013	2013	3	83	1,345	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/09/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
BAS=[YR=2003] W3 N20 W20 PTO=[YR=2013] W30 S13 FOP=[YR=2003] S6 D3 R3 E17N9 W20\$ E20 N1 E10 N12\$ S12 W10 S10 W17 U3 L3 W10 D3 L3 S38 E14 N6E9 FOP=[YR=2003] S4 E11 N4W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E11 FGR=[YR=2003] S36 E23 N36 W17 N1W6 S1\$ N1 E6 S1 E17 N34\$ .

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	0003	PUD	0.00	0.00	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600							