



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	1.5	1.5 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,064	100
FGR	440	55
FUS	400	100
TOTALS	1,904	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,706	108.0000	108.00	184,248	1981	1981	0	0	18.00	82.00
1 SINGLE FAM - 100% - 0 Heated Area: 1464 HX Base Yr											
TOTALS	1,904		1,706	151,083							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	151,083		
TOTAL MARKET OB/XF VALUE	5,180		
TOTAL LAND VALUE - MARKET	101,100		
TOTAL MARKET VALUE	257,363		
SOH/AGL Deduction	181,379		
ASSESSED VALUE	75,984		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	20,262		
TOTAL JUST VALUE	257,363		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	211,084		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210065	XFOB	5,944	03/24/2021
0604069	REPAIR/RRF	6,900	04/27/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0294/0674	7/01/1979	WD Q V	7,000
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=1993] W22 BAS=[YR=1993] W16 N10 W28 S26 E24 S4 E20 N20 \$ S20 E22 N20\$ PTR= E10 FUS=[YR=1993] E20 S20 W20 N20 \$W10 \$.			

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
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1981	1981
3	0812	CONCRETE C	0 100	0 0	1,449.00	SF	4.00	4.00	100	1982	1982
4	0825	BRICK	0 100	0 0	200.00	SF	8.75	8.75	100	1992	1992
TOTAL OB/XF 5,180											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0007	R-2	0.00	0.00	3.37	AC	
REVIEW DATE 04/01/2025 BY WWA											