

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

23 REINF CONC 70

Exterior Wall

15 CONC BLOCK 30

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

07 CORK/VTILE 50

Interior Floo

14 CARPET 50

Air Condition

02 WINDOW 100

Heating Type

02 CONVECTION 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories Units

03 MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy

02 DIST FB 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1042.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

768

100

1993

768

92,427

PTO

96

5

1993

5

602

SFB

216

80

1993

173

20,821

UGR

552

45

1993

248

29,846

UOP

128

20

1993

26

3,129

UST

96

45

1993

43

5,175

TOTALS

1,856

1,263

151,998

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

0810

CONCRETE A

0

0

0

0

629.00

SF

6.50

6.50

100

1968

1968

3

20

818

2

1242

WD DECK A

0

0

0

0

120.00

SF

10.00

10.00

100

1993

1993

3

20

240

3

1242

WD DECK A

0

0

0

0

398.00

SF

10.00

10.00

100

1993

1993

3

20

796

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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

0005

R-1

62.00

150.00

62.00

FF

1.00

1.00

1.00

5,000.00

5,000.00

310,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

310,000

Market:

0

Agricultural:

0

Common:

310,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% COND

0900

01

1,263

113.2560

149.50

188,818

1968

1985

0

0

0

19.50

80.50

1 SNGL FAM - 0% - 2024

Heated Area: 941

HX Base Yr

PTO 1993

UST 1993

SFB 1993

UGR 1993

BAS 1993

UOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE151,998

TOTAL MARKET OB/XF VALUE1,854

TOTAL LAND VALUE - MARKET310,000

TOTAL MARKET VALUE463,852

SOH/AGL Deduction63,800

ASSESSED VALUE400,052

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE400,052

TOTAL JUST VALUE463,852

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE363,684

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / I / RSN CD SALE PRICE

2672/405

8/31/2023

WD

U

I

37

650,000

GRANTOR: CAROLINE T SCARPELLI

GRANTEE: SPARKADIAMOND LLC

0993/1858

6/25/2001

DG

U

I

18

100

GRANTOR: TAYLOR CHRISTINA M

GRANTEE: TAYLOR CHRISTINA M

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 PT0=[YR=1993] W12 S8 SFB=[YR=1993] S18
UGR=[YR=1993] S14 E24 N32 W12 S18 W12 \$ E12 N18 W12 \$ E12 N8
\$ S8 E12 N8 \$ PTR= E15 BAS=[YR=1993] E24 UOP=[YR=1993] E4 S32
W4 N32 \$ S32 W24 N32 \$ W15 \$.