



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
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	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,532	100	1993	1,532	151,054
FCP	576	25	1993	144	14,198
FOP	200	30	1993	60	5,916
FOP	336	30	1993	101	9,959
FST	120	55	1993	66	6,507
FST	144	55	1993	79	7,789
FUS	888	100	1993	888	87,556
TOTALS	3,796			2,870	282,978

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	381.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	20.10	20.10	
4	0350	CARPORT WD	0	100	28	30	840.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,870	91.3680	120.61	346,151	1975	1980	0	0	18.25	81.75

1 SNGL FAM - 100% - 0

Heated Area: 2420

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025 MLU

TOTAL OB/XF											
10,634											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,978	
TOTAL MARKET OB/XF VALUE		10,634	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		363,612	
SOH/AGL Deduction		213,101	
ASSESSED VALUE		150,511	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		99,789	
TOTAL JUST VALUE		363,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3808	CARPORT	12,500	01/06/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0313/0725	4/01/1980	WD	Q	I		48,000	

GRANTOR:					
GRANTEE:					

BUILDING DIMENSIONS											
FST=[YR=1993] W18 FOP=[YR=1993] W30 BAS=[YR=1993] W22 FST=[YR=1993] W10 S12 E10 N12\$ S12 W10 S20 E19 S4 E6 FOP=[YR=1993] S10 E20 N10 W20\$E31 N4 FCP=[YR=1993] E24 N24 W24 S24\$ N20 W24 N12\$ S12 E24 N4 E6 N8\$S8 E18 N8\$ PTR= E10 FUS=[YR=1993] E37 S24W37 N24\$ W10\$.											