



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,556	100	2018	1,556	226,275
FOP	240	30	2018	72	10,471
FOP	808	30	2018	242	35,192
FUS	451	100	2018	451	65,585
STR	60	10	2018	6	873
TOTALS	3,115			2,327	338,395

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0	0	36	24		864.00 SF 13.00	
2	0810	CONCRETE A	0	0	0	0		189.00 SF 6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	2.47

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,327	112.9940	149.15	347,072	2018	2018	0	0	2.50	97.50	
1 SNGL FAM - 0% - 0												
Heated Area: 2007												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2025 MLU												

TOTAL OB/XF												
9,953												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			338,395
TOTAL MARKET OB/XF VALUE			9,953
TOTAL LAND VALUE - MARKET			86,450
TOTAL MARKET VALUE			434,798
SOH/AGL Deduction			58,879
ASSESSED VALUE			375,919
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			375,919
TOTAL JUST VALUE			434,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003064	CO ISSUED	0	03/26/2018
B1700312	NEW CONSTR	245,560	01/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1846	1/06/2017	WD	U	V	11	100
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: WEST LAWRENCE WALDO						
2081/1943	11/01/2016	QC	U	V	11	100
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: WEST LAWRENCE W III						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W8 BAS=[YR=2018] W29 S7 FOP=[YR=2018] W30 S8 E30 N8\$ S8 W30 S19 E59 N34\$ S34 W59 S8 E67 N42\$ PTR=E20 FUS=[YR=2018] E29 S6 W10 S7 STR=[YR=2018] E6 N2 E4 S6 W13 N4 E3\$ W3 S4 E4 S8 W12 N10 W8 N15\$ W20\$.									