



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4041.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2002	1,565	201,796
FGR	504	55	2002	277	35,717
FOP	32	30	2002	10	1,290
PTO	126	5	2002	6	773
TOTALS	2,227			1,858	239,576

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	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	0	0	126.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,858	109.7600	144.88	269,187	2002	2002	0	0	11.00	89.00
1 SNGL FAM - 100% - 2003 Heated Area: 1565 HX Base Yr 2003											
BLD DATE: 04/23/2025 MLU											

TOTAL OB/XF											
6,253											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			239,576
TOTAL MARKET OB/XF VALUE			6,253
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			330,829
SOH/AGL Deduction			164,709
ASSESSED VALUE			166,120
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			115,398
TOTAL JUST VALUE			330,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801110	REPAIR/RRF	6,516	02/01/2018
B0209709	NEW CONSTR	123,183	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2800/424	7/07/2025	LE U	I	11	
GRANTOR: SCHOPF CHARLES H II & GRANTEE: SCHOPF OLIVIA JEANN					
1087/0496	10/14/2002	WD Q	I		144,900
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: SCHOPF CHARLES II &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W18 N2 W4 S2 W2 PTO=[YR=2002] N9 W14 S9 E14\$ W25 S34 E12 FOP=[YR=2002] S1 E7 N1 W1 N5 W5 S5 W1\$ E1 N5 E5 S5 E10 FGR=[YR=2002] S20 E21 N24 W21 S4\$ N4 E21 N30\$.											