



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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		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	2,135	100	2004	2,135	270,029
FGR	400	55	2004	220	27,825
FOP	55	30	2004	16	2,023
FOP	306	30	2004	92	11,636
TOTALS	2,896			2,463	311,512

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	624.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	32	11	352.00	SF	17.50	17.50	
4	0810	CONCRETE A	0	100	32	11	352.00	SF	6.50	6.50	

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		PUD	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	2,463	106.4640	140.53	346,125	2004	2004	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2005 Heated Area: 2135 HX Base Yr 2005											
BLD DATE: 04/23/2025 MLU											

TOTAL OB/XF											
9,251											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		311,512	
TOTAL MARKET OB/XF VALUE		9,251	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		405,763	
SOH/AGL Deduction		199,632	
ASSESSED VALUE		206,131	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		150,409	
TOTAL JUST VALUE		405,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906105	(3) WINDOWS	6,417	07/01/2019
B1900270	REMODEL	12,665	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2779/876	1/29/2025	QC	U	I	11
GRANTOR: MCGOWAN BEVERLEE J					
GRANTEE: WILLIAMS SAMUEL L					
2426/0816	12/15/2020	QC	U	I	11
GRANTOR: MCGOWAN BEVERLY J					
GRANTEE: WILLIAMS SAMUEL L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W17 FOP=[YR=2004] N5 W32 S10 E22 N2 E7 S2 E3 N5\$ S5 W3 N2 W7 S2 W22 N5 W12 S38 E12 S2 E11 FOP=[YR=2004] S3 E9 N3 W1 N4 W7 S4 W1\$ E1 N3 E5 S3 E12 FGR=[YR=2004] S14 E20 N20 W20 S6\$ N6 E20 N34\$.											