



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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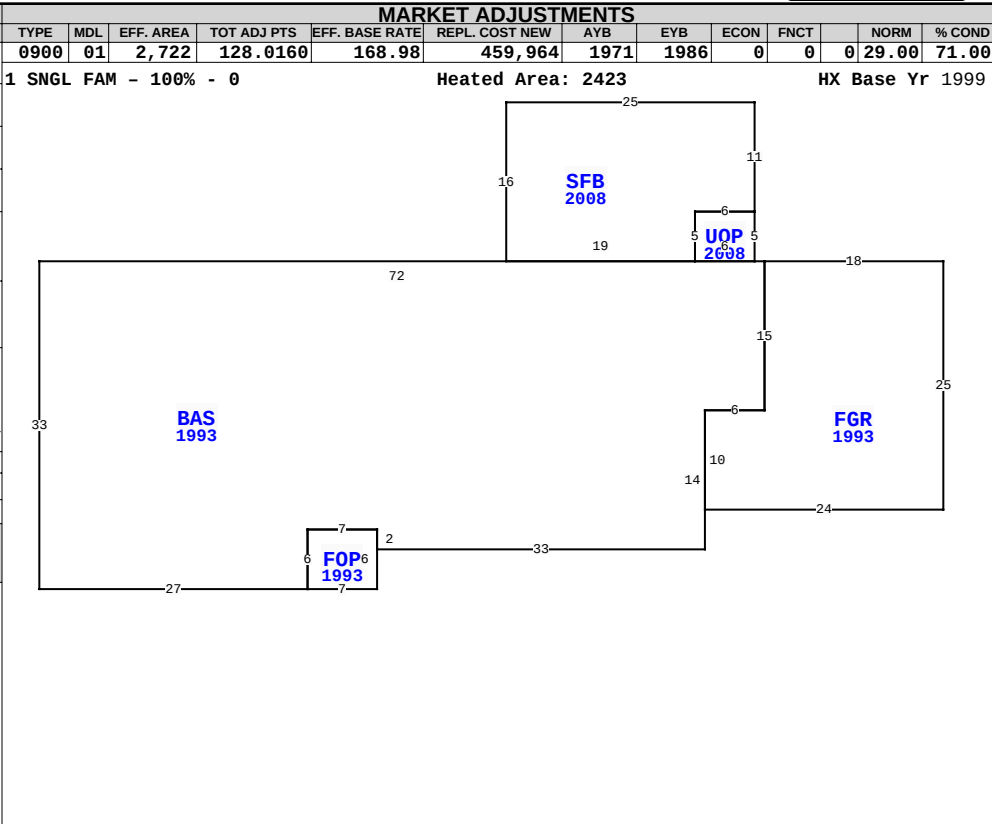
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	1993	2,127	255,188
FGR	510	55	1993	280	33,593
FOP	42	30	1993	13	1,560
SFB	370	80	2008	296	35,513
UOP	30	20	2008	6	720

TOTALS	3,079			2,722	326,574
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,771.00	SF	4.00	4.00
2	0825	BRICK	0	100	0	0	486.00	SF	12.50	12.50
3	0510	GARAGE WD-	0	100	36	21	756.00	SF	35.00	35.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100	0004	OR	0.00	0.00	5.00	AC



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0	1,771.00	SF	4.00	4.00	100	1980	1980	3	30	2,125	
2	0825	BRICK	0	100	0	0	486.00	SF	12.50	12.50	100	1980	1980	3	72	4,374	
3	0510	GARAGE WD-	0	100	36	21	756.00	SF	35.00	35.00	100	1980	1980	3	20	5,292	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1971	1971	3	30.8	616	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1995	1995	3	20	482	

TOTAL OB/XF										
12,889										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		326,574	
TOTAL MARKET OB/XF VALUE		12,889	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		436,963	
SOH/AGL Deduction		255,211	
ASSESSED VALUE		181,752	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		131,030	
TOTAL JUST VALUE		436,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014534	SHINGLES	12,160	10/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1503	12/27/2007	TD	Q	I	01	100
GRANTOR: PROCTOR JOHN D & LIND						
GRANTEE: PROCTOR LINDA C						
1542/1505	11/07/2007	WD	Q	I	01	100
GRANTOR: PROCTOR LINDA C & JOH						
GRANTEE: PROCTOR LINDA C TRU						

BUILDING NOTES										
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BUILDING DIMENSIONS										
FGR=[YR=1993] W18 BAS=[YR=1993] W1 UOP=[YR=2008] N5 SFB=[YR=2008] N11 W25 S16 E19 N5 E6\$ W6 S5 E6\$ W72 S33 E27 FOP=[YR=1993] E7 N6 W7 S6\$ N6 E7 S2 E33 N14 E6 N15\$ S15 W6 S10 E24 N25\$.										