



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,624	100	2008	2,624	341,544
FGR	440	55	2008	242	31,499
FOP	53	30	2008	16	2,083
FOP	273	30	2008	82	10,673
FUS	528	100	2008	528	68,725
STR	56	10	2018	6	781

TOTALS	3,974			3,498	455,305
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,050.00	SF	4.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,498 107.1800 141.48 494,897 2008 2008 0 0 0 8.00 92.00

1 SNGL FAM - 0% - 2025 Heated Area: 3152 HX Base Yr

BLD DATE

XF DATE

INC DATE

09/24/2008

RK

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		455,305	
TOTAL MARKET OB/XF VALUE		6,881	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		597,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		597,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		597,186	
TOTAL JUST VALUE		597,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		605,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20647	CO ISSUED	257,532	10/23/2008
M13715	MECH OTHER	0	03/01/2008
P13093	OTHER	0	03/01/2008
R10780	REPAIR/RRF	5,000	10/01/2007
B20647	NEW CONSTR	257,532	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2783/352	4/23/2025	WD	Q	I	01
GRANTOR: CEDAR BROOK PROPRTIE					
GRANTEE: HALL CRAIG HARRIS &					
2734/1434	8/12/2024	WD	U	I	38
GRANTOR: BARNES CHRISTOPHER &					
GRANTEE: CEDAR BROOK PROPERT					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2008] W29 S12 FOP=[YR=2008] W26 S9 U3 R3 E8 D3 R3 S6 E12 N15 \$ S15 W12 N6 U3 L3 W8 D3 L3 S38 E6 S1 E6 N1 E1 FOP=[YR=2008] S1 E11 N1 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E11 FGR=[YR=2008] S20 E22 N20 W22 \$ E22 N59 \$ PTR= E20 FUS=[YR=2008] E12 S15 E12 S12 STR=[YR=2018] E5 S4 W14 N4 E9\$ W9 S4 W15 N31\$ W20 \$.									

LAND DESCRIPTION										TOTAL OB/XF										6,881									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000												
																				</									