



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,981	100	2008	1,981	263,045
FGR	451	55	2008	248	32,930
FOP	63	30	2008	19	2,523
FSP	168	40	2017	67	8,896
FUS	388	100	2008	388	51,520

TOTALS	3,051			2,703	358,914
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	27	13	351.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	405.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	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 2,703 109.3440 144.33 390,124 2008 2008 0 0 0 8.00 92.00

1 SNGL FAM - 100% - 2021 Heated Area: 2369 HX Base Yr 2021

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/23/2025 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		358,914	
TOTAL MARKET OB/XF VALUE		39,616	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		483,530	
SOH/AGL Deduction		156,920	
ASSESSED VALUE		326,610	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		275,888	
TOTAL JUST VALUE		483,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203850	SWIM POOL	25,000	05/21/2020
P1216290	REMODEL	0	12/01/2012
C21534	CO ISSUED	0	04/29/2009
M14067	MECH OTHER	0	08/01/2008
E21031	ELEC OTHER	2,000	07/01/2008
P13371	OTHER	0	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0315	1/27/2020	WD	Q	I	01	294,500
GRANTOR: CARROLL ROBERT E						
GRANTEE: LEMASTER THOMAS						
1791/1354	4/26/2012	QC	U	I	11	100
GRANTOR: CARROLL ROBERT E						
GRANTEE: REECE JANET MARLENE						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2008] W15 FSP=[YR=2017] N5 W21 S8 E21 N3 \$ S3 W21 N3 W14 S32 FGR=[YR=2008] S23 E20 N22 W9 N1 W11 \$ E11 S1 E9 S16 E10 FOP=[YR=2008] S3 E8 N6 W1 N3 W6 S6 W1 \$ E1 N6 E6 S3 E13 N46 \$ PTR= E30 FUS=[YR=2008] E8 N11 E4 S6 E5 S10 W4 S18 W13 N23 \$ W30 \$.											

TOTAL OB/XF											
39,616											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	