



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 70
Interior Floor	14	CARPET 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.	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	2,115	100	2014	2,115	295,601
FGR	576	55	2014	317	44,305
FOP	57	30	2014	17	2,376
FSP	308	40	2019	123	17,191
TOTALS	3,056			2,572	359,473

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	594.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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	2,572	111.4560	147.12	378,393	2014	2014	0	0	5.00	95.00
1 SNGL FAM - 100% - 2016 Heated Area: 2115 HX Base Yr 2016											
BLD DATE: 04/23/2025 MLU											

TOTAL OB/XF											
6,263											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,473	
TOTAL MARKET OB/XF VALUE		6,263	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		450,736	
SOH/AGL Deduction		180,114	
ASSESSED VALUE		270,622	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		219,900	
TOTAL JUST VALUE		450,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428772	CO ISSUED	0	01/27/2015
B1428772	NEW CONSTR	263,127	05/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	11/02/2015	CN	U	I	11	100	
GRANTOR: DRISCOLL MICHAEL							
GRANTEE: DRISCOLL MICHAEL							
9999/9999	3/11/2015	CN	Q	I	02	257,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DRISCOLL MICHAEL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W14 FSP=[YR=2019] N14 W22 S14 E22 \$ W36 S47 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S13 E20 N33 W13 S12 W7 S8 \$ N8 E7 N12 E13 N30 \$.											