



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	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
BAS	2,616	100	2016
FGR	752	55	2020
FOP	42	30	2016
FSP	200	40	2016
FUS	443	100	2016
PTO	140	5	2016
STR	77	10	2016
TOTALS	4,270		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,581	106.2900	140.30	502,414	2016	2016	0	0	4.00	96.00

1 SNGL FAM - 100% - 2023 Heated Area: 3059 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			482,317
TOTAL MARKET OB/XF VALUE			11,149
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			578,466
SOH/AGL Deduction			0
ASSESSED VALUE			578,466
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			527,744
TOTAL JUST VALUE			578,466
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003020	(GARAGE DOORS)	1,500	04/01/2020
B1631753	CO ISSUED	0	07/18/2016
B1632223	SCRN ENCLSR	2,678	05/01/2016
B1631753	NEW CONSTR	382,910	02/04/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1478	11/16/2022	WD	Q	I	02	760,000

GRANTOR: MSHARAFIEH SHADI
GRANTEE: THORPE MARIAN H & G
2455/0860 4/22/2021 QC U I 11 100
GRANTOR: SAAB GHONWA
GRANTEE: MSHARAFIEH SHADI

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>PTO=[YR=2016] W20 S7 BAS=[YR=2016] W25 S26 W5 S26 FGR=[YR=2020] W5 S21 E10 S2 E22 N5 E1 FOP=[YR=2016] S1 E10 N1 W1 N4 W8 S4 W1\$ E1 N18 W29\$ E29 S14 E8 S4 E13 N60 FSP=[YR=2016] N10 W20 S10 E20\$ W20 N10\$ E20 N7\$ PTR=E20 FUS=[YR=2016] E26 S13 STR=[YR=2016] S7 W11 N7 E11\$ W11 S7 W15 N20\$ W20\$.</p>	

EXTRA FEATURES																
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	0855	CONC PAVR	0	100	0	948.00	SF	10.00	10.00	100	2016	2016	3	95	9,006	
2	0855	CONC PAVR	0	100	0	45.00	SF	10.00	10.00	100	2016	2016	3	95	428	
3	0911	SCRN RM A	0	100	0	140.00	SF	17.50	17.50	100	2016	2016	3	70	1,715	

LAND DESCRIPTION		TOTAL OB/XF															11,149							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							