

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	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		4	100		
Bathrooms		3.5	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	2,632	100	2021	2,632	371,779
FGR	765	55	2021	421	59,467
FOP	62	30	2021	19	2,684
FOP	210	30	2021	63	8,899
FUS	443	100	2021	443	62,575
STR	77	10	2021	8	1,130
TOTALS	4,189			3,586	506,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,586	108.0900	142.68	511,650	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2022 Heated Area: 3075 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			506,534
TOTAL MARKET OB/XF VALUE			86,847
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			678,381
SOH/AGL Deduction			137,590
ASSESSED VALUE			540,791
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			485,069
TOTAL JUST VALUE			678,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			645,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013960	POOL ENCL	24,000	10/30/2023
B230010568	POOL	100,000	08/17/2023
C2011353	CO ISSUED	0	07/28/2021
B2011353	NEW CONSTR	420,347	11/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1341	1/05/2023	LE U		I	11	100

GRANTOR: ROCHELEAU GABRIEL A &  
GRANTEE: ROCHELEAU PATRICK &  
2485/0194 8/03/2021 WD Q I 02 430,200  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: ROCHELEAU GABRIEL A

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	0810	CONCRETE A	0	100	14	3		6.50	6.50	100	2021	2021	3	99	270	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	99	3,779	
3	0912	SCRN RM G	0	100	0	0		20.00	20.00	100	2024	2023		97	22,349	
4	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2024	2023		98	38,735	
5	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2024	2023		100	6,870	
6	0871	POOL HTR R	0	100	0	0		2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2024	2023		99	8,110	
8	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2024	2023		99	594	
9	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2024	2023		100	4,200	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
FOP=[YR=2021] W21 BAS=[YR=2021] W25 S26 W4 S26 FGR=[YR=2021] W6 S21 E10 S2 E21 N5 E3 FOP=[YR=2021] S3 E10 N3 W1 N4 W8 S4 W1\$ E1 N18 W29\$ E29 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$ PTR= E15 FUS=[YR=2021] E20 S15 STR=[YR=2021] S11 W7 N11 E7 \$ W7 S11 W13 N26\$ W15\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							