



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
																		VALUATION BY			
																		Tax Group: 4		STANDARD	
																		Tax Dist:			
																		BUILDING MARKET VALUE		0	
																		TOTAL MARKET OB/XF VALUE		0	
																		TOTAL LAND VALUE - MARKET		214,985	
																		TOTAL MARKET VALUE		214,985	
																		SOH/AGL Deduction		67,297	
																		ASSESSED VALUE		147,688	
																		TOTAL EXEMPTION VALUE		0	
																		BASE TAXABLE VALUE		147,688	
																		TOTAL JUST VALUE		214,985	
																		NCON VALUE		0	
																		INCOME VALUE			
																		PREVIOUS YEAR MKT VALUE		208,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995968	GARAGE	65,000	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/0115	10/05/2020	PR U	V		19	100

GRANTOR: GRIFFIN FRANCIS M JR  
 GRANTEE: GRIFFIN FRANCIS M J  
 0586/0597 12/19/1989 QC U V 07 100  
 GRANTOR: GRIFFIN LINDA S  
 GRANTEE: GRIFFIN FRANCIS M

EXTRA FEATURES														TOTALS		
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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/13/2025	MLU

BUILDING NOTES															

BUILDING DIMENSIONS															

LAND DESCRIPTION											TOTAL OB/XF					OTHER ADJUSTMENTS AND NOTES							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	13.87	AC		1.00	1.00	1.00	15,500.00	15,500.00	214,985						