

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	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4015.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,437 100 2000 1,437 189,140
BAS	308 100 2004 308 40,540
FGR	418 55 2000 230 30,273
FOP	72 30 2000 22 2,896
FOP	76 30 2000 23 3,027
FUS	863 100 2000 863 113,590
PTO	160 5 2000 8 1,053
STR	33 10 2018 3 395
TOTALS	3,367 2,894 380,913

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,894	113.3076	149.57	432,856	2000	2000	0	0	12.00	88.00	

1 SNGL FAM - 100% - 2023 Heated Area: 2608 HX Base Yr 2023

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VALUATION SUMMARY			7
VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			380,913
TOTAL MARKET OB/XF VALUE			5,912
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			586,825
SOH/AGL Deduction			44,824
ASSESSED VALUE			542,001
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			491,279
TOTAL JUST VALUE			586,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			570,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14314	REMODEL	11,000	02/01/2005
R07061	REPAIR/RRF	800	02/01/2005
007333	XFOB	2,863	07/01/2000
996668	NEW CONSTR	96,500	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/1879	12/09/2024	QC	U	I	11	100
GRANTOR: REYNARD WILLIAM B & A						
GRANTEE: REYNARD WILLIAM B						
2458/1258	5/04/2021	WD	Q	I	01	490,000
GRANTOR: STRAUSS MARK A & KIM						
GRANTEE: REYNARD WILLIAM B &						

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	0	482.00	SF	6.50	6.50	100	2000	2000	3	77	2,412	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0911	SCRN RM A	0	100	0	170.00	SF	17.50	17.50	100	2000	2000	3	20	595	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES	
BAS=[YR=2004] W14 PTO=[YR=2000] W16 S10 BAS=[YR=2000] S48 FOP=[YR=2000] S8 E10 N5 U3 L3 W7\$ E7 R3 D3 S5 FGR=[YR=2000] S7 W2 FOP=[YR=2000] W8 S9 E8 N9\$ S9 E2 S4 E20 N20 W20 \$ E20 N44 W14 N12 W16 \$ E16 N10 \$ S22E14 N22 \$ PTR=E15 FUS=[YR=2000] E17 S12 E13 S24 W20 N4 W3 STR=[YR=2018] W4 S4 W3 N7 E7 S3\$ N3 W7 N29\$ W15 \$ .	

LAND DESCRIPTION																								
TOTAL OB/XF 5,912																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							