



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	05	AVERAGE	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	2005	1,362	145,350
FGR	412	55	2005	227	24,225
FOP	25	30	2005	8	854
FSP	80	40	2005	32	3,415
TOTALS	1,879			1,629	173,844

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,629	117.7029	117.70	191,733	2005	2005	0	0	9.33	90.67

1 SINGLE FAM - 100% - 2018 Heated Area: 1362 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			173,844
TOTAL MARKET OB/XF VALUE			3,664
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			242,508
SOH/AGL Deduction			92,209
ASSESSED VALUE			150,299
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			99,577
TOTAL JUST VALUE			242,508
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10260	H/AC	0	09/01/2005
E15525	NEW CONSTR	1,900	08/01/2005
P09788	NEW CONSTR	0	08/01/2005
R07872	REPAIR/RRF	1,500	07/01/2005
B15562	NEW CONSTR	157,455	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0226	6/28/2017	WD Q	Q	I	01	157,500
GRANTOR: MOHNEY JOHN M & LINDS						
GRANTEE: TARPLEY MICHAEL T &						
2016/1530	11/30/2015	WD Q	Q	I	01	137,600
GRANTOR: FRAZIER YOLANDA L						
GRANTEE: MOHNEY JOHN MICHAEL						

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	671.00	SF	6.50	6.50	100	2005	2005	3	84	3,664	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2005] W22 FSP=[YR=2005] W8 S10 E8 N10 \$ S10 W8 S32														
FOP=[YR=2005] S5 E5 N5 W5 \$ E5 S8 D3 R3 E3 FGR=[YR=2005]														
S17 E19 N23 W12 S3 W4 L3 D3 \$ U3 R3 E4 N3 E12 N47 \$.														

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	65,000.00	65,000.00	65,000							