



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	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
BAS	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
TOTALS	1,620		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1																								
1 SINGLE FAM - 0% - 2025			Heated Area: 1213			HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/13/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/13/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			163,399
TOTAL MARKET OB/XF VALUE			4,332
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			232,731
SOH/AGL Deduction			0
ASSESSED VALUE			232,731
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			232,731
TOTAL JUST VALUE			232,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611687	H/AC	0	06/01/2006
E17366	ELEC OTHER	2,000	05/01/2006
P11097	OTHER	0	05/01/2006
R09279	REPAIR/RRF	3,000	05/01/2006
C17726	CO ISSUED	94,494	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/984	12/27/2024	WD	Q	I	01	250,000
GRANTOR: REA NANCY K						
GRANTEE: LEPIERRE PROPERTIES						
1588/0462	8/27/2008	QC	U	I	16	100
GRANTOR: HERON ISLES COMMUNITY						
GRANTEE: REA TERRY L & NANCY						

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
1	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0	0	37	555.00	SF	6.50	6.50	100	2006	2006
3	0810	CONCRETE A	0	0	40	120.00	SF	6.50	6.50	100	2006	2006

TOTAL OB/XF												
4,332												

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=2006] N21 FOP=[YR=2006] N4 BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2\$W2S4E2\$W19S21E19\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00