



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	05	AVERAGE	90		
Exterior Wall	20	FACE BRICK	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	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	1,213	100	2005	1,213	130,668
FGR	399	55	2005	219	23,591
FOP	8	30	2005	2	216
PTO	100	5	2005	5	539
TOTALS	1,720			1,439	155,012

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,439	119.3556	119.36	171,759	2005	2005	0	0	9.75	90.25
1 SINGLE FAM - 0% - 2023 Heated Area: 1213 HX Base Yr											

  

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			155,012
TOTAL MARKET OB/XF VALUE			3,403
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			223,415
SOH/AGL Deduction			0
ASSESSED VALUE			223,415
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,415
TOTAL JUST VALUE			223,415
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15613	ELEC OTHER	0	08/01/2005
M10191	MECH OTHER	0	08/01/2005
P0509639	OTHER	0	06/01/2005
R07522	REPAIR/RRF	3,000	04/01/2005
B15072	NEW CONSTR	94,494	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0286	1/10/2022	WD	Q	I	01	249,900
GRANTOR: TAYLOR CAROLEE & STUA						
GRANTEE: SCHUMAN LLC						
1378/0923	1/03/2006	WD	U	I	21	159,000
GRANTOR: CREGER ELPHA A						
GRANTEE: TAYLOR CAROLEE & ST						

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	0811	CONCRETE B	0	0	0	779.00	SF	5.20	5.20	100	2005	2005	3	84	3,403	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2005] W10 S10 BAS=[YR=2005] W20 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21 E17 N4 E2 N29 W10\$ E10 N10 \$ .	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							