



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	13	LVT/LAMMT 60
Interior Floor	08	SHT VINYL 40
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

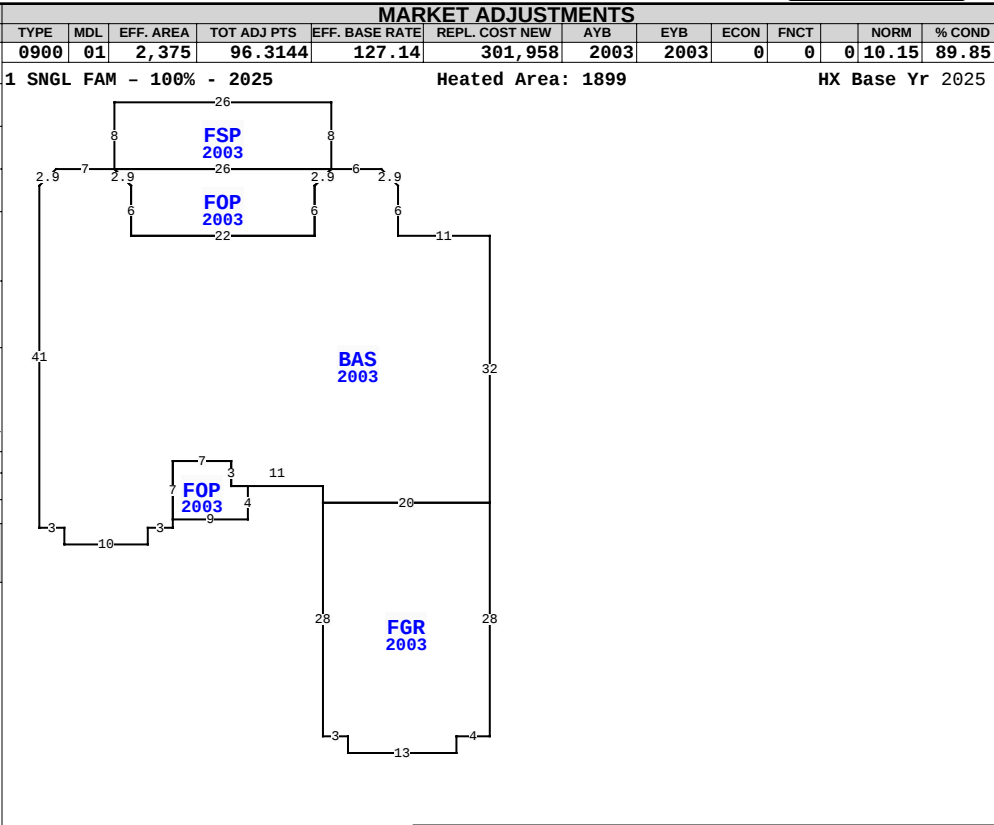
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2003	1,899	216,933
FGR	586	55	2003	322	36,784
FOP	57	30	2003	17	1,942
FOP	180	30	2003	54	6,169
FSP	208	40	2003	83	9,482

TOTALS	2,930			2,375	271,309
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0811	CONCRETE B
3	1242	WD DECK A
4	0476	VF 6 SBPL
5	0477	VF 4 SLAT



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0 100	0 0	1,714.00	SF	5.20	5.20	100	2003	2003	3	82	7,308	
3	1242	WD DECK A	0 100	0 0	308.00	SF	12.50	12.50	100	2012	2012	3	50	1,925	
4	0476	VF 6 SBPL	0 100	0 0	46.00	LF	32.00	32.00	100	2012	2012	3	81	1,192	
5	0477	VF 4 SLAT	0 100	0 0	44.00	LF	14.00	14.00	100	2014	2014	3	85	524	

LAND DESCRIPTION			TOTAL OB/XF 13,959												
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
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				271,309	
TOTAL MARKET OB/XF VALUE				13,959	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				350,268	
SOH/AGL Deduction				0	
ASSESSED VALUE				350,268	
TOTAL EXEMPTION VALUE		HX HB DX VX		60,722	
BASE TAXABLE VALUE				289,546	
TOTAL JUST VALUE				350,268	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				337,653	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311189	NEW CONSTR	146,000	06/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2699/1176	3/08/2024	WD	Q	I	01
GRANTOR: GRANT DAWN M					SALE PRICE
GRANTEE: DUTKIEWICZ RANDALL					409,000
GRANTOR: MULLER JAMES					
GRANTEE: GRANT DAWN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W11 N6 L2 U2 W6 FSP=[YR=2003] N8 W26 S8					
FOP=[YR=2003] D2 R2 S6 E22 N6 R2 U2 W26\$ E26 \$ D2 L2 S6					
W22 N6 L2 U2 W7 D2 L2 S41 E3 S2 E10 N2 E3 N1					
FOP=[YR=2003] E9 N4 W2 N3 W7 S7\$ N7 E7 S3 E11 S2					
FGR=[YR=2003] S28 E3 S2 E13 N2 E4 N28 W20\$ E20 N32\$.					