



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4014.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2020	2,604	744,756
FGR	873	55	2020	480	137,282
FOP	170	30	2020	51	14,586
FOP	535	30	2020	160	45,761
FST	12	55	2020	7	2,003
STR	40	10	2020	4	1,144
UOP	363	20	2020	73	20,878
TOTALS	4,597			3,379	966,409

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
3	0811	CONCRETE B	0 100	72	12	864.00	SF	5.20	5.20
4	0855	CONC PAVER	0 100	0	0	968.00	SF	10.00	10.00
5	1123	CB 8"	0 100	29	0	116.00	SF	6.15	6.15
6	0861	POOL GUNIT	0 100	0	0	296.00	SF	85.00	85.00
7	0911	SCRN RM A	0 100	0	0	662.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,379	183.7700	290.36	981,126	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2021 Heated Area: 2604 HX Base Yr 2021											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/26/2025 MLU											

TOTAL OB/XF											
54,960											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		966,409	
TOTAL MARKET OB/XF VALUE		54,960	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		1,286,369	
SOH/AGL Deduction		504,409	
ASSESSED VALUE		781,960	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		731,238	
TOTAL JUST VALUE		1,286,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		940,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1912353	CO ISSUED	0	09/29/2020
B2006723	SCRN ENCLSR	9,500	08/01/2020
B2000794	SWIM POOL	20,000	01/28/2020
19012353	NEW CONSTR	376,871	12/03/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2759/1810	1/03/2025	WD	Q	I	01
GRANTOR: NORTON THOMAS & ROBIN					
GRANTEE: BROWN KATHLEEN M					
2141/1647	8/21/2017	WD	Q	V	02
GRANTOR: BUSHONG CHARLES ROBER					
GRANTEE: NORTON THOMAS & ROB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2020] N27 W5 S24 W6 N9 W16 N11 E21 N4 W25 S13 D5 R5 E13 S9 E13\$ BAS=[YR=2020] W13 FOP=[YR=2020] N9 W13 U5 L5 N13 W20 S18 E20 S9 E18\$ W18 N9 W20 N10 W14 S22 E3 S31 FGR=[YR=2020] W3 S36 E13 N2 E12 N28 FOP=[YR=2020] E10 STR=[YR=2020] S4 E10 N4 W10\$ E20 N3 W10 N4 W20 S7\$ N7 W5 FST=[YR=2020] W4 S3 E4 N3\$ S3 W4 N2 W13\$ E13 N1 E29 S4 E10 S1 E10 N38\$.									