

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	08	SHT VINYL	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,398	100	1993
FOP	64	30	1993
UCP	216	20	1993
UOP	250	20	1993
UST	72	45	1993
TOTALS	2,000		
		1,542	133,723

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,542	106.0800	106.08	163,575	1974	1980	0	0	18.25	81.75

1 SINGLE FAM - 100% - 0 Heated Area: 1398 HX Base Yr 1973

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			133,723
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			258,723
SOH/AGL Deduction			187,918
ASSESSED VALUE			70,805
TOTAL EXEMPTION VALUE	HX HB WX		50,805
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			258,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0123	REPAIR/RRF	1,100	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0128/0683	1/01/1972	TA	Q	V		1,500

GRANTOR:

GRANTEE:

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W9 UOP=[YR=1993] N10 W25 S10 E25\$ W25 N10 W19 S10 UST=[YR=1993] W12 S6 UCP=[YR=1993] S18 E12 N18 W12 \$ E12 N6\$ S24 E13 FOP=[YR=1993] E16 N4 W16 S4\$ N4 E16 S4 E24 N24\$.	

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

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		RMH	100.00	175.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							