



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
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	06		Quality Level 06		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4035.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2018	1,613	204,715
FGR	418	55	2018	230	29,191
FOP	38	30	2018	11	1,396
FSP	130	40	2018	52	6,600
FST	15	55	2018	8	1,015
TOTALS	2,214			1,914	242,916

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,914	130.1685	130.17	249,145	2018	2018	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2019 Heated Area: 1613 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,916
TOTAL MARKET OB/XF VALUE			3,401
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			331,317
SOH/AGL Deduction			119,492
ASSESSED VALUE			211,825
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			161,103
TOTAL JUST VALUE			331,317
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804064	CO ISSUED	0	07/10/2018
B1804064	NEW CONSTR	215,479	04/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1239	10/21/2020	WD	U	I	30	76,700
GRANTOR: PACKARD MICHAEL J						
GRANTEE: PACKARD MICHAEL J &						
2404/1238	8/28/2020	QC	U	I	11	100
GRANTOR: MEDEIROS VICTORIA L						
GRANTEE: PACKARD MICHAEL J						

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	100	0	568.00	SF	5.20	5.20	100	2018	2018	3	97	2,865	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
3	0810	CONCRETE A	0	100	0	40.00	SF	6.50	6.50	100	2018	2018	3	97	252	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S3 E6 FGR=[YR=2018] S6 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 S W5 N3 W6 S17\$ N7 W5 S4 W1\$ E1 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							