

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	550	100	2019
FCP	300	25	2019
TOTALS	850		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1																							
1 GARAGE RES - 0% - 0 Heated Area: 550 HX Base Yr																							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12 22</p> <p>25 25</p> <p>FCP 2019 BAS 2019</p> <p>12 22</p> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/09/2025																				
INC DATE		AG DATE	MLU																				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			13,894
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			54,000
TOTAL MARKET VALUE			67,894
SOH/AGL Deduction			8,732
ASSESSED VALUE			59,162
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,162
TOTAL JUST VALUE			67,894
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808706	GARAGE	33,460	11/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1975	4/17/2017	LE U		I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						
0697/1398	2/03/1994	WD U		I	18	100
GRANTOR: ROWELL KENNETH						
GRANTEE: WEINZIRL OPAL M						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W22 FCP=[YR=2019] W12 S25 E12 N25\$ S25 E22 N25\$.									

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	54,000							