



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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2006	2,356	261,364
FGR	420	55	2006	231	25,626
FOP	103	30	2006	31	3,439
FOP	168	30	2006	50	5,547
TOTALS	3,047			2,668	295,976

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0500	FP-PRE FAB	0 100	0	0
2	0811	CONCRETE B	0 100	0	0
3	0855	CONC PAVER	0 100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,668	121.4400	121.44	324,002	2006	2006	0	0	0	8.65
1 SINGLE FAM - 100% - 2022											
Heated Area: 2356											
HX Base Yr 2022											

BLD DATE				03/14/2023				NW			
XF DATE								LGL DATE			
INC DATE								LAND DATE			
								AG DATE			

TOTAL OB/XF											
7,013											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,976	
TOTAL MARKET OB/XF VALUE		7,013	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		357,989	
SOH/AGL Deduction		63,378	
ASSESSED VALUE		294,611	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		243,889	
TOTAL JUST VALUE		357,989	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10207	MECH OTHER	0	08/01/2005
E0515053	ELEC OTHER	2,000	05/01/2005
P0509498	OTHER	0	05/01/2005
C15135	CO ISSUED	174,180	04/01/2005
R07572	REPAIR/RRF	3,500	04/01/2005
B15124	FOUNDATION	3,500	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2464/0245	5/21/2021	WD	Q	I	01
GRANTOR: MENDOZA JAROD PAUL &					
GRANTEE: MASCENA LISA M & AL					
2142/0796	8/22/2017	WD	Q	I	01
GRANTOR: MCEWEN DAVID JAMES &					
GRANTEE: MENDOZA JAROD PAUL					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S45 E11 FOP=[YR=2006] S3 E19 N5 W11 N2 W6 S4 W2\$ E2 N4 E6 S2 E11 FGR=[YR=2006] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1\$ E1 N8 E7 N5 E4 S4 E8 N49\$.					