



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2009	1,833	205,050
FGR	399	55	2009	219	24,498
FOP	62	30	2009	19	2,125
PTO	24	5	2009	1	111
TOTALS	2,318			2,072	231,786

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	847.00	SF	5.20	
2	0810	CONCRETE A	0	100	21	63.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,072120.4763120.48249,635200920090007.1592.85

1 SINGLE FAM - 100% - 2021Heated Area: 1833HX Base Yr 2021

PTO 2009

BAS 2009

FGR 2009

FOP 2009

BLD DATE05/17/2022NW

XF DATE01/28/2020KKA

LGL DATE01/28/2020KKA

TOTAL OB/XF									
4,284									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		231,786	
TOTAL MARKET OB/XF VALUE		4,284	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		286,070	
SOH/AGL Deduction		68,368	
ASSESSED VALUE		217,702	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		166,980	
TOTAL JUST VALUE		286,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22004	CO ISSUED	0	09/15/2009
M14623	MECH OTHER	0	06/01/2009
P13789	OTHER	0	06/01/2009
R11600	REPAIR/RRF	2,800	10/01/2008
B22004	NEW CONSTR	150,480	10/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/0799	9/14/2020	WD	Q	I	01
GRANTOR: BEHRMAN HARRIS R & ME					
GRANTEE: LEWIS ALLEN D					
1975/0768	4/17/2015	WD	Q	I	01
GRANTOR: FANCHER KYLE E & MELI					
GRANTEE: BEHRMAN HARRIS R &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009]	W23	PTO=[YR=2009]	N4	W6	S4	E6	W27	S45	E10
FOP=[YR=2009]	S4	E11	N4	W2	N3	W6	S3	W3	E3
FGR=[YR=2009]	E19	N21	W19	S21	S	N21	E19	N24	S