



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		4	100
Bathrooms		2	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	4052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	1993
USP	60	30	1993
TOTALS	1,860		
		1,818	129,487

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 0									
Heated Area: 1800					HX Base Yr							
BLD DATE						LGL DATE						
XF DATE						LAND DATE	05/08/2025	MLU				
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			129,487	
TOTAL MARKET OB/XF VALUE			29,912	
TOTAL LAND VALUE - MARKET			96,000	
TOTAL MARKET VALUE			255,399	
SOH/AGL Deduction			184,755	
ASSESSED VALUE			70,644	
TOTAL EXEMPTION VALUE	HX HB		45,644	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			255,399	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			234,715	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02163	GARAGE	16,320	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W50 S36 E20 USP=[YR=1993] S6 E10 N6 W10 \$ E30 N36 \$.	

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	0511	GARAGE CB-	0 100	16	20	320.00	SF	40.00	40.00	100	1960	1960	3	20	2,560	
2	0510	GARAGE WD-	0 100	4	16	64.00	SF	35.00	35.00	100	1970	1970	3	20	448	
3	0511	GARAGE CB-	0 100	24	40	960.00	SF	40.00	40.00	100	1995	1995	3	68	26,112	
4	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	

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	0005	RM	186.00	200.00	2.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	96,000							