



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floor	12	HARDWOOD	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1.5	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		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	1993
FGR	572	55	1993
FOP	160	30	1993
UCP	712	20	2013
TOTALS	2,692		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,753	123.0000	123.00	215,619	1964	1964	0	0	40.00	60.00

1 SINGLE FAM - 0% - 0 Heated Area: 1248 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			144,666
TOTAL MARKET OB/XF VALUE			1,796
TOTAL LAND VALUE - MARKET			380,470
TOTAL MARKET VALUE			526,932
SOH/AGL Deduction			168,917
ASSESSED VALUE			358,015
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			358,015
TOTAL JUST VALUE			526,932
NCON VALUE			15,295
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/0078	4/30/2014	WD	Q	I	01	255,000
GRANTOR: SYLVESTER CAROLYN A						
GRANTEE: STEPHENS TIMOTHY &						
0539/1239	3/31/1988	WD	Q	V	01	100
GRANTOR: JONES FURMAN						
GRANTEE: SYLVESTER JOSEPH M						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UCP=[YR=2013] W20 S2 W28 S14 BAS=[YR=1993] W22 S26 E24 FOP=[YR=1993] S8 E20 N8 W20\$ E24 FGR=[YR=1993] E22 N26 W22 S26\$ N26 W26\$ E48 N16\$ .	

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	0680	POLE SHED	0	0	0	400.00	SF	10.00	10.00	100	1980	1980	3	20	800	
2	0940	SHEDS/PORT	0	0	20	200.00	SF	20.10	20.10	100	1985	1985	3	20	804	
3	0681	POLE SHED	0	0	8	64.00	SF	15.00	15.00	100	1989	1989	3	20	192	

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	0007	OR	0.00	0.00	6.96	AC		1.00	1.00	1.00	85,000.00	85,000.00	380,470							



