

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 70

Exterior Wall

10ABOVE AVG 30

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

13LVT/LAMNT 70

Interior Floor

11CLAY TILE 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

3100

Frame Stories Units

02WOOD FRAME 100
1.100
0100

BUD8 Adjustme Occupancy

04DIST 01 100
00NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4031.00

TOTALS

2,644

PCT OF BASE

100

YEAR

1993

TOT ADJ AREA

2,018

SUBAREA MARKET VALUE

205,190

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDATEYR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198019803441,540

20810CONCRETE A010000510.00SF6.506.50100199319933642,122

30510GARAGE WD-01002016320.00SF35.0035.00100201020103566,272

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBAYBECONFNCTNORM% COND

01002,592118.4832118.48307,1001980199500014.1885.82

1 SINGLE FAM - 100% - 2016Heated Area: 2570HX Base Yr 2016

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE263,553

TOTAL MARKET OB/XF VALUE9,934

TOTAL LAND VALUE - MARKET101,150

TOTAL MARKET VALUE374,637

SOH/AGL Deduction170,791

ASSESSED VALUE203,846

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE153,124

TOTAL JUST VALUE374,637

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE357,580

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSNCDSALE PRICE

2376/05047/11/2020QC U I 1160,000

GRANTOR: LEA ZACHARY

GRANTEE: LEA ZACHARY S SR &

1963/02531/28/2015SW U I 12104,000

GRANTOR: US BANK N A TRUSTEE

GRANTEE: LEA ZACHARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 BAS=[YR=2018] N23 FOP=[YR=2018] N8 W8 S8 E8\$ W8 N8 W8 S19 W10 S12 E26\$ W34 S29 E13 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S5 E16 N4 E16 N2 E21 N26\$.

LAND DESCRIPTION

TOTAL OB/XF9,934

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000008RSF-10.000.001.19AC1.001.001.0085,000.0085,000.00101,150

REVIEW DATE05/12/2019BYKBATotal Acres: 1.19Total Land Value: 101,150Market: 0Agricultural: 0Common: 101,150PRINTED 07/30/2025 BY SYS