



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	312	15	2020	47	7,422
BAS	48	100	2017	48	7,579
BAS	349	100	2017	349	55,109
FCP	920	25	2017	230	36,318
FGR	851	55	2017	468	73,900
FSP	312	40	2020	125	19,738
FUS	1,184	100	2017	1,184	186,961
PTO	312	5	2020	16	2,526
STR	64	10	2017	6	947
UOP	312	20	2017	62	9,790
TOTALS	4,664			2,535	400,291

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	784.00	SF	40.00	40.00	
2	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
3	0302	FLT DOCK C	0	100	68	7	476.00	SF	50.00	50.00	
4	0317	DCK PLNG W	0	100	0	0	5.00	UT	1,250.00	1,250.00	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
6	0350	CARPORT WD	0	100	16	14	224.00	SF	13.00	13.00	
7	0855	CONC PAVER	0	100	0	0	744.00	SF	10.00	10.00	
8	0810	CONCRETE A	0	100	24	5	120.00	SF	6.50	6.50	
9	0810	CONCRETE A	0	100	0	0	428.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	100	0008	RSF	1120.00	475.00	120.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,535	103.2960	163.21	413,737	2017	2017	0	0	0	96.75
1 SFR CUST - 100% - 2018 Heated Area: 1581 HX Base Yr 2018											

TOTAL OB/XF											
63,455											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										427,254	
TOTAL MARKET OB/XF VALUE										63,455	
TOTAL LAND VALUE - MARKET										540,000	
TOTAL MARKET VALUE										1,030,709	
SOH/AGL Deduction										527,424	
ASSESSED VALUE										503,285	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										452,563	
TOTAL JUST VALUE										1,030,709	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										857,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2007513	SOLAR PANELS	26,000	08/20/2020
B2007513	SOLAR PANELS	26,000	08/20/2020
C1702492	CO ISSUED	0	02/12/2018
B1702492	NEW CONSTR	261,899	03/24/2017
B1631673	DEMOLITION	0	01/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2086/0594	11/30/2016	WD	Q	I	01	275,000			
GRANTOR: LIVINGSTON RODNEY & S									
GRANTEE: SANCHEZ ARTHUR M &									
2023/0526	1/08/2016	WD	U	I	37	275,000			
GRANTOR: MCFADDEN CYNTHIA									
GRANTEE: LIVINGSTON RODNEY &									

BUILDING NOTES											
PTO=[YR=2020] N12 W26 S12 E26\$ UOP=[YR=2017] W26 S12											
BAS=[YR=2017] S1 FCP=[YR=2017] W20 S46 E20 FGR=[YR=2017]											
S1 E26 N40 BAS=[YR=2017] N8 W8 S4 E4 S4 E4\$ W4 S12 W7 N5 W15											
S32 \$ N46\$ S14 E15 S5 E7 N16 W4 N4 W18\$ E26 N12\$ PTR= E20											
BAL=[YR=2020] N12 E26 S12 W26\$ FSP=[YR=2020] E26 S12											
STR=[YR=2017] S12 FUS=[YR=2017] S36 W26 N48 E18 S4 E4 S8											
E4\$ W4 N8 W4 N4 E8\$ W26 N12 \$ W20\$.											

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