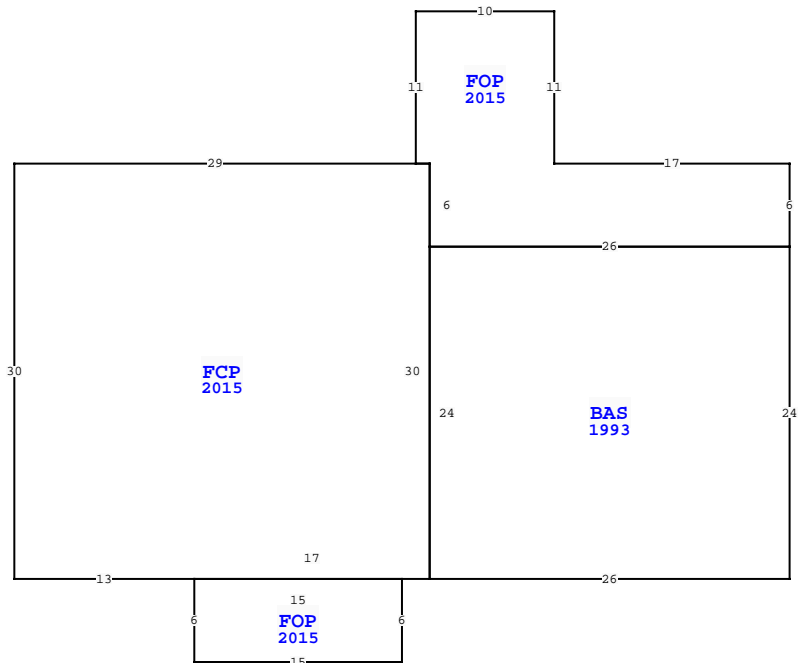




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	1993
FCP	900	25	2015
FOP	90	30	2015
FOP	266	30	2015
TOTALS	1,880		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1			956	95.9364	33,938	1983	2000	0	0	40.00	60.00	
1 GARAGE RES - 100% - 2019 Heated Area: 624 HX Base Yr 2019												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			308,725
TOTAL MARKET OB/XF VALUE			27,600
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			496,325
SOH/AGL Deduction			159,232
ASSESSED VALUE			337,093
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			286,371
TOTAL JUST VALUE			496,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429433	CO ISSUED	0	05/04/2015
B1429433	NEW CONSTR	191,590	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1212	6/07/2023	QC	U	I	11	100
GRANTOR: FRENCH BRENTON L &						
GRANTEE: FRENCH BRENTON L &						
2291/0988	7/17/2019	QC	U	I	11	100
GRANTOR: FRENCH BRENTON L & PA						
GRANTEE: FRENCH PAMELA B & B						

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	0810	CONCRETE A	0	100	0	500.00	SF	6.50	6.50	100	2005	2005	3	84	2,730	
2	0300	BOAT DCK W	0	100	14	196.00	SF	40.00	40.00	100	2000	2000	3	27	2,117	
3	0810	CONCRETE A	0	100	0	416.00	SF	6.50	6.50	100	2015	2015	3	95	2,569	
4	0303	FLT DOCK W	0	100	8	112.00	SF	26.00	26.00	100	2015	2015	3	75	2,184	
5	0855	CONC PAVR	2	100	0	1,800.00	SF	10.00	10.00	100	2023	2020		100	18,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=2015] W17 N11 W10 S11 FCP=[YR=2015] W29 S30 E13			
FOP=[YR=2015] S6 E15 N6 W15\$ E17 BAS=[YR=1993] E26 N24 W26			
S24\$ N30 W1\$ E1 S6 E26 N6\$.			

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	000131	C	RES CREEK	100		RM	0.00	0.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000								

