

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	13 LVT/LAMNT 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1.5 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,974	100	1993	2,974	305,975
FGR	744	55	1993	409	42,079
FOP	165	30	1993	50	5,144
FUS	488	100	1993	488	50,207
TOTALS	4,371			3,921	403,405

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,921	99.6030	131.48	515,533	1991	1995	0	0	21.75	78.25
1 SNGL FAM - 100% - 1992 Heated Area: 3462 HX Base Yr 1992											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		432,989	
TOTAL MARKET OB/XF VALUE		7,171	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		495,160	
SOH/AGL Deduction		251,144	
ASSESSED VALUE		244,016	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		193,294	
TOTAL JUST VALUE		495,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912624	REPAIR/RRF	21,000	12/11/2019
R11012	REPAIR/RRF	1,150	02/01/2008
P12701	OTHER	0	09/01/2007
B19779	GARAGE	30,888	04/24/2007
6332	NEW CONSTR	89,599	03/05/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0579/1116	9/25/1989	WD Q	Q	V		16,000

GRANTOR: SPRING LAKE ESTATES
GRANTEE: STEWART CLARENCE &

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	2,013.00	SF	4.00	4.00	100	1991	1991	3	59.5	4,791	

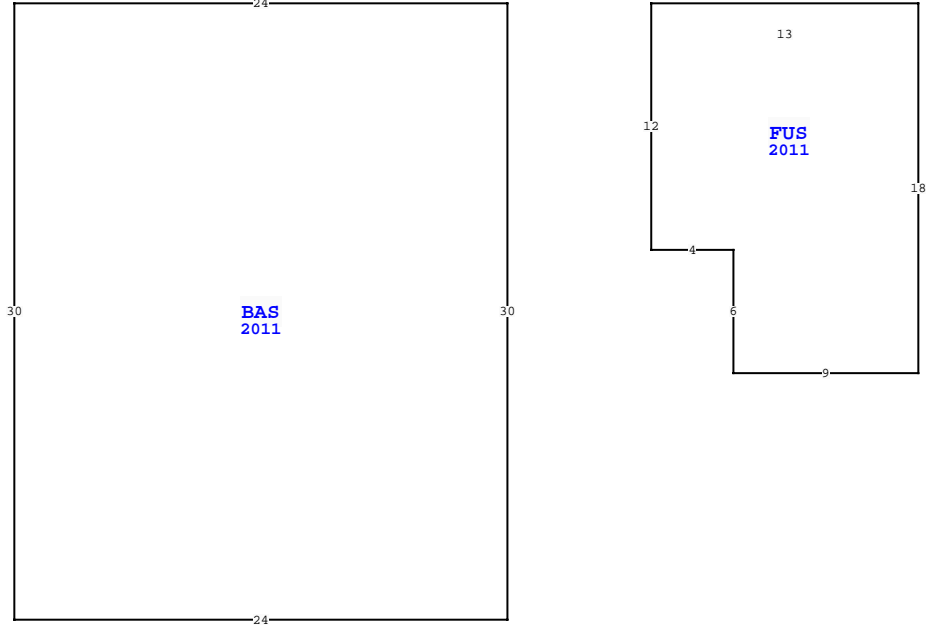
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W19 N22 W38 S22 W19 S44 E19 N9 FOP=[YR=1993] E33 FGR=[YR=1993] S9 E24 N31 W24 S22\$ N5 W33 S5\$ N5 E33 N17 E24 N13\$ PTR= E20 FUS=[YR=1993] E6 S4 E10 N4 E17 S16 W33 N16\$ W20\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 7,171																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	60
Interior Floor	14	CARPET	40
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2011
FUS	210	100	2011
TOTALS	930		
			29,584

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 1992			Heated Area: 930			HX Base Yr 1992						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
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Tax Group: 6	Tax Dist:		
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TOTAL MARKET VALUE			495,160
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INCON VALUE			0
INCOME VALUE			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: SPRING LAKE ESTATES
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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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/04/2024	MLU	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2011] W24 S30 E24 N30\$ PTR= E20 FUS=[YR=2011] W13 S12 E4 S6 E9 N18\$ W20\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	