



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	2,834	100
	1995	2,834
		142,339
BAS	588	100
	2007	588
		29,532
FCP	576	25
	1995	144
		7,232
FDU	120	65
	2007	78
		3,917
FOP	87	30
	1995	26
		1,306
FOP	108	30
	1995	32
		1,607
FUS	724	100
	1995	724
		36,363
UOP	60	20
	1995	12
		603
TOTALS	5,097	4,438
		222,900

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0900	01	4,438	107.1840	141.48	627,888	1995	1995	0	0	50	14.50	35.50
1 SNGL FAM - 0% - 2025						Heated Area: 4146			HX Base Yr			
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2003	728	18,372
FGR	576	55	2003	317	8,000
FOP	54	30	2003	16	404
FOP	224	30	2003	67	1,691
FUS	728	100	2003	728	18,372
UOP	24	20	2003	5	126
UOP	27	20	2003	5	126
UOP	27	20	2003	5	126
TOTALS	2,388			1,871	47,218

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00
12	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
13	0811	CONCRETE B	0	0	0	0	1,231.00	SF	5.20
14	0825	BRICK	0	0	0	0	258.00	SF	12.50
15	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00
16	0801	ASPHALT A	0	0	0	0	310.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0150	01	1,871	120.5400	63.89	119,538	2003	2003	0	0	50	10.50	39.50
2 ACCESSORY U - 0% - 2025												
Heated Area: 1456												
HX Base Yr												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
12,872									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,118	
TOTAL MARKET OB/XF VALUE		83,550	
TOTAL LAND VALUE - MARKET		794,500	
TOTAL MARKET VALUE		1,148,168	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,148,168	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,148,168	
TOTAL JUST VALUE		1,148,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,319,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2731/434	8/05/2024	QC	U	I	11	100	
GRANTOR: 85293 RIVER BIRCH CT							
GRANTEE: LOUGH RODGER & FABI							
2701/1545	3/25/2024	WD	Q	I	01	1,150,000	
GRANTOR: LONGACRE JAMES R & MI							
GRANTEE: LOUGH RODGER & FABI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W24 BAS=[YR=2003] N2 W2 UOP=[YR=2003] N3 W8 S3 E8 \$ W24 FOP=[YR=2003] W8 S9 UOP=[YR=2003] W3 S9 E3 N9 \$ S19 E8 N28 \$ S28 E9 FOP=[YR=2003] S6 UOP=[YR=2003] S3 E9 N3 W9 \$ E9 N6 W9 \$ E17 N26\$ S24 E24 N24\$ PTR=E15 FUS=[YR=2003] E26 S28 W26 N28\$ W15\$.									