



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100	2002	2,574	382,227
FGR	660	55	2002	363	53,904
FOP	160	30	2002	48	7,127
FSP	220	40	2002	88	13,067
FSP	308	40	2004	123	18,265
FUS	1,080	100	2002	1,080	160,375

TOTALS	5,002			4,276	634,965
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	100	0	0	1,951.00	SF	10.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1127	BRICK 8"	0	100	18	0	54.00	SF	5.50
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	4,276	102.1020	161.32	689,804	2002	2008	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 3654									
HX Base Yr 2020									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
26,041									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					634,965				
TOTAL MARKET OB/XF VALUE					26,041				
TOTAL LAND VALUE - MARKET					142,500				
TOTAL MARKET VALUE					803,506				
SOH/AGL Deduction					292,548				
ASSESSED VALUE					510,958				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					460,236				
TOTAL JUST VALUE					803,506				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					772,685				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1901490	H/AC	4,985	02/15/2019
R07150	REPAIR/RRF	800	02/01/2005
B0209270	NEW CONSTR	272,653	01/01/2002
E1296	CHNGE SRVC	200	10/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2304/1465	9/12/2019	WD	Q	I	01	595,000			
GRANTOR:PEVY ROBERT W & KATHY									
GRANTEE:PIEPENBRING RUSSELL									
0828/1610	4/06/1998	WD	Q	V		50,000			
GRANTOR:RUDNICK JAMES M									
GRANTEE:PEVY ROBERT & KATHY									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] L3 U3 W6 D3 L3 S2 W15 FSP=[YR=2002] N10 FSP=[YR=2004] N14 W22 S14 E22\$ W22 S10 E22\$ W31 N2 L3 U3 W6 D3 L3 S30 FGR=[YR=2002] S30 E22 N16 FOP=[YR=2002] E20N8 W20 S8\$ N14 W22\$ E22 S6 E20 S8 E28 N44\$ PTR= E20 S10 FUS=[YR=2002] E70 S15 W15 S6 W5 N6 W50 N15 \$ N10 W20 \$.									