



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	4016.00	

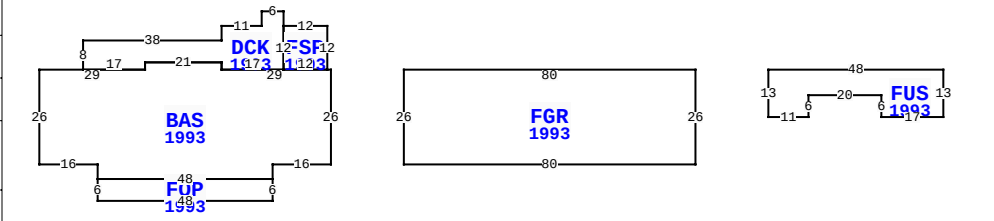
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	1993	2,314	410,872
DCK	490	10	1993	49	8,701
FGR	2,080	55	1993	1,144	203,127
FOP	288	30	1993	86	15,270
FSP	144	40	1993	58	10,298
FUS	504	100	1993	504	89,489

TOTALS	5,820			4,155	737,759
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,076.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0350	CARPORT WD	0	100	0	0	536.00	SF	13.00	13.00	
4	0323	BOAT LFT H	1	100	0	0	1.00	UT	2,500.00	2,500.00	
5	0300	BOAT DCK W	1	100	0	0	1,382.00	SF	40.00	40.00	
6	0310	AL GANG WY	1	100	0	0	40.00	LF	115.00	115.00	
7	0303	FLT DOCK W	1	100	20	10	200.00	SF	26.00	26.00	
8	0303	FLT DOCK W	1	100	24	10	240.00	SF	26.00	26.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,155	123.4948	195.12	810,724	1991	2006	0	0	9.00	91.00
1 SFR CUST - 100% - 2024											
Heated Area: 2818											
HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			737,759
TOTAL MARKET OB/XF VALUE			75,686
TOTAL LAND VALUE - MARKET			520,000
TOTAL MARKET VALUE			1,333,445
SOH/AGL Deduction			463,756
ASSESSED VALUE			869,689
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			818,967
TOTAL JUST VALUE			1,333,445
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,207,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101792	(5) DOORS	16,444	02/01/2021
B1803456	(10) WINDOWS	8,467	05/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2659/1433	8/09/2023	WD Q	Q	I	01
GRANTOR: VEREEN HEWSTON & MARI					
GRANTEE: TERRY JAMES L & DEB					
1989/0373	7/01/2015	WD Q	Q	I	01
GRANTOR: CRAVEN MELBA A FAMILY					
GRANTEE: VEREEN HEWSTON & MA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 FSP=[YR=1993] N12 W12 DCK=[YR=1993] N4 W6 S4 W11 S4 W38 S8 E17 N2 E21 S2 E17 N12\$ S12 E12 \$ W29 N2 W21 S2 W29 S26 E16 S4 FOP=[YR=1993] S6 E48 N6 W48\$ E48 N4 E16 N26\$ PTR= E20 FGR=[YR=1993] E80 S26 W80 N26\$ W20\$ PTR=E120 FUS=[YR=1993] E48 S13 W17 N6 W20 S6 W11 N13\$ W120\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	