

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,901	100	2021
FGR	620	55	2021
FOP	56	30	2021
FOP	169	30	2021
FUS	552	100	2021
STR	64	10	2021
TOTALS	3,362		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,868	120.1508	120.15	344,590	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2453 HX Base Yr 2022

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			341,144
TOTAL MARKET OB/XF VALUE			49,702
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			465,846
SOH/AGL Deduction			74,667
ASSESSED VALUE			391,179
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			340,457
TOTAL JUST VALUE			465,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			451,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017989	SWIM POOL	81,341	12/07/2022
B197305	CO ISSUED	0	08/17/2021
B197305	NEW CONSTR	337,486	08/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1481	8/16/2021	WD Q	Q	I	01	319,300

GRANTOR: ADVANTAGE HOME BUILDE  
GRANTEE: CARTER JEREMY W & S  
2178/0041 1/12/2018 WD Q V 01 61,700  
GRANTOR: BLACKROCK PARK LLP  
GRANTEE: ADVANTAGE HOME BUIL

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	0811	CONCRETE B	0	100	0	0		941.00	SF 5.20	100	2021	2021	3	99	4,844	
2	0476	VF 6 SBPL	0	100	0	0		60.00	LF 32.00	100	2021	2021	3	96	1,843	
3	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	100	2021	2021	3	96	576	
4	0861	POOL GUNIT	1	100	0	0		418.00	SF 85.00	100	2023	2023		98	34,819	
5	0855	CONC PAVER	1	100	0	0		762.00	SF 10.00	100	2023	2023		100	7,620	

BLD DATE		04/05/2023	NW	LGL DATE	
XF DATE				LAND DATE	04/09/2024
INC DATE				AG DATE	MLU

BUILDING NOTES	
BAS=[YR=2021] U3 L3 W8 D3 L3 FOP=[YR=2021] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2021] W10 S22 E10 S2 E20 N10 FOP=[YR=2021] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N65\$ PTR= E20 FUS=[YR=2021] E16 S26 STR=[YR=2021] E4 S10 W10 N4 E6 N6\$ S6 W6 S4 W10 N36\$ 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	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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									