

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 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	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2021	1,676	208,915
FGR	736	55	2021	405	50,484
FOP	38	30	2021	11	1,371
FOP	120	30	2021	36	4,488
TOTALS	2,570			2,128	265,257

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	125.9104	125.91	267,936	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 1676 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,257
TOTAL MARKET OB/XF VALUE			4,556
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			344,813
SOH/AGL Deduction			130,406
ASSESSED VALUE			214,407
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			163,685
TOTAL JUST VALUE			344,813
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907760	CO ISSUED	0	08/17/2021
B1907760	NEW CONSTR	242,424	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1498	8/16/2021	WD Q	Q	I	01	354,000

GRANTOR: ADVANTAGE HOME BUILDE
GRANTEE: ROWAN BRENTON

2178/0089	2/12/2018	WD Q	V	01	61,700
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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			5.20	100	2021	2021	3	99	4,556	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W14 S3 FOP=[YR=2021] W12 S10 E12 N10\$ S10 W26 S27 FGR=[YR=2021] W10 S24 E10 S2 E20 N7 FOP=[YR=2021] E8 N1 W3 N6 W5 S7\$ N16 W8 N3 W12\$ E12 S3 E8 S9 E5 S6 E3 S5 E12 N63\$.

LAND DESCRIPTION		TOTAL OB/XF															4,556							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							