



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,977	100	2022
FGR	418	55	2022
FOP	65	30	2022
FOP	144	30	2022
TOTALS	2,604		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
Heated Area: 1977						HX Base Yr					
BLD DATE	04/05/2023	NW	LGL DATE	04/09/2024	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			274,901
TOTAL MARKET OB/XF VALUE			3,979
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			353,880
SOH/AGL Deduction			0
ASSESSED VALUE			353,880
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,880
TOTAL JUST VALUE			353,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108476	CO ISSUED	0	07/15/2022
B2108476	NEW CONSTR	285,346	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1085	3/28/2024	WD Q	Q	I	01	390,000
GRANTOR: NASON WILLIAM & LOUAN						
GRANTEE: AVILA PISETTA HECTO						
2578/1651	7/15/2022	WD Q	Q	I	01	301,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NASON WILLIAM & LOU						

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	0	0	0		773.00	SF	5.20				3,979	

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2022] W13 FOP=[YR=2022] W12 S12 E12 N12\$ S12 W14 U2 L2 W9 D2 L2 S54 FOP=[YR=2022] S5 E13 N5 W13\$ E21 FGR=[YR=2022] S3 E19 N22 W19 S19\$ N19 E19 N47\$.</p>											

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							