

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 Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,280	125.9104	125.91	287,075	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1887 HX Base Yr 2023												

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

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	977.00	SF	5.20	5.20	100	2022	2022	3	99	5,030	
2	0810	CONCRETE A	0	100	0	69.00	SF	6.50	6.50	100	2022	2022	3	99	444	

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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		285,640	
TOTAL MARKET OB/XF VALUE		5,474	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		366,114	
SOH/AGL Deduction		47,037	
ASSESSED VALUE		319,077	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		268,355	
TOTAL JUST VALUE		366,114	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017725	CO ISSUED	0	12/01/2022
21018087	NEW CONSTR	321,076	12/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/1353	12/02/2022	WD	Q	I	01	326,300

GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SCHNEPP GABRIELLE S						
2401/0287	10/07/2020	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES												
BAS=[YR=2022] W14 FOP=[YR=2022] W12S12E12 N12S S12 W26 S52 FOP=[YR=2022] S5 E7 N5 W7S E21 FGR=[YR=2022] S3 E19 N2 E10 N20 W29 S19S N19 E19 N45S.												