

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	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,334	117.5020	117.50	274,245	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 1876 HX Base Yr 2022

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2021	1,876	218,226
FGR	480	55	2021	264	30,710
FOP	35	30	2021	10	1,163
FSP	150	40	2025	60	6,980
UOP	619	20	2025	124	14,424
TOTALS	3,160			2,334	271,503

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

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	0810	CONCRETE A	0	100	0	697.00	SF	6.50	6.50	100	2021	2021	3	99	4,485	
2	0861	POOL GUNIT	0	100	27	351.00	SF	85.00	85.00	100	2025	2024		100	29,835	

LAND DESCRIPTION																								
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		271,503	
TOTAL MARKET OB/XF VALUE		34,320	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		380,823	
SOH/AGL Deduction		123,544	
ASSESSED VALUE		257,279	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		206,557	
TOTAL JUST VALUE		380,823	
NCON VALUE		46,004	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230011890	POOL	65,468	09/18/2023
C2012551	CO ISSUED	0	10/29/2021
B2012551	NEW CONSTR	256,163	12/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1697	10/29/2021	WD Q	Q	I	01	283,300

BUILDING NOTES						
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MELOGY KEVIN MATTHE						
2512/1695	10/29/2021	WD Q	Q	V	01	65,000
GRANTOR: W.R. HOWELL COMPANY						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING DIMENSIONS																
BAS=[YR=2021;ORIG=0,0] W20 W27 S48 E10 E17 N19 E20 N29 \$																
FGR=[YR=2021;ORIG=-20,48] S5 E20 N24 W20 S19 \$																
FSP=[YR=2025;ORIG=-20,0] N10 W15 S10 E15 \$																
POP=[YR=2021;ORIG=-37,48] S5 E7 N5 W7 \$																
UOP=[YR=2025;ORIG=0,0] W3 W17 N10 W15 S10 W5 N28 E10 S13 E27 N13 E3 S28 \$																