



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	3030.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	2001	2,386	325,145
FGR	471	55	2001	259	35,295
FOP	72	30	2001	22	2,998
FOP	200	30	2001	60	8,177
STP	15	10	2001	2	273
TOTALS	3,144			2,729	371,887

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,729	110.7792	153.98	420,211	2001	2001	0	0	0 11.50	88.50
1 SNGL FAM 100% - 2016				Heated Area: 2386				HX Base Yr 2016			
The floor plan shows a complex building layout with several rooms and corridors. The rooms are labeled as follows: BAS 2001: A large rectangular room on the left side. FGR 2001: A rectangular room at the bottom left. FOP 2001: Two rectangular rooms, one on the right side and one at the bottom right. STP 2001: A small rectangular room at the top left. Dimensions are provided for various sections of the building, including room widths and lengths, and corridor widths. The overall layout is irregular, with multiple turns and varying room sizes.											
BLD DATE			LGL DATE			04/01/2026 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		371,887	
TOTAL MARKET OB/XF VALUE		47,505	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		744,392	
SOH/AGL Deduction		333,240	
ASSESSED VALUE		411,152	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		354,741	
TOTAL JUST VALUE		744,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318502	H/AC	0	07/01/2013
G01520	GAS	1,800	04/01/2010
B0108750	XFOB	4,634	09/01/2001
B0007483	NEW CONSTR	114,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2620/0908	2/14/2023	SW	U	I	11
SALE PRICE 100					
GRANTOR: NOVAK TAISA E					
GRANTEE: NOVAK TRUST					
2004/0303	9/18/2015	WD	Q	I	01
444,000					
GRANTOR: ALDRIDGE CLIFTON D &					
GRANTEE: NOVAK STEPHEN E & T					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2001
6	0910	SCRN RM L	0 100	0	0	700.00	SF	15.00	15.00	100	2001

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2001] W25 BAS=[YR=2001] N14 W19 STP=[YR=2001] N1 E1 N3 W4 S4 E3 \$ W17 S39 FGR=[YR=2001] S21 E22 N18 E3 N3 W25 \$ E25 S3 W3 S9 E17 FOP=[YR=2001] S9 E8 N9 W8 \$ E8 S7 E14 N36 W25 N8 \$ S8 E25 N8 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
47,505											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00