



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	1993	2,074	298,022
FGR	624	55	1993	343	49,287
FOP	80	30	1993	24	3,449
FUS	260	100	1993	260	37,360
UOP	406	20	1993	81	11,639
TOTALS	3,444			2,782	399,757

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0911	SCRN RM A	0	100	0	0	828.00	SF	18.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,782	127.6224	177.40	493,527	1987	1987		0	0	19.00	81.00	
1 SNGL FAM 100% - 2018 Heated Area: 2334 HX Base Yr 2018													

TOTAL OB/XF													
59,689													

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

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
LT		1.00	1.00	1.40	275,000.00	385,000.00	385,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		399,757	
TOTAL MARKET OB/XF VALUE		59,689	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		844,446	
SOH/AGL Deduction		333,280	
ASSESSED VALUE		511,166	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		459,755	
TOTAL JUST VALUE		844,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		818,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1076116	SCN ROOM	0	10/01/2018
B1809536	SWIM POOL	35,000	09/19/2018
BP3610	N/A	70,000	09/12/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2801/1829	7/21/2025	LE	U	I	11
GRANTOR: PROHASKA FRANZ JR & S					
GRANTEE: PROHASKA BIANCA K					
2155/1689	10/31/2017	WD	Q	I	02
GRANTOR: JONES CLAYTON W					
GRANTEE: PROHASKA FRANZ JR &					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W23 W29 N13 W16 S34 E24 S13 E13 N3 N4 E5 N1 E8 S1 E5 S7 E13 N34 \$									
FGR=[YR=1993;ORIG=-68,21] S26 E24 N26 W24 \$									
UOP=[YR=1993;ORIG=-23,0] N14 W29 S14 E29 \$									
FUS=[YR=1993;ORIG=20,0] E20 S13 W20 N13 \$									
FOP=[YR=1993;ORIG=-31,31] E18 N4 W5 N1 W8 S1 W5 S4 \$									
PTR=[ORIG=0,0] E20 W20 \$									