



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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/LAMMT 50
Interior Floor	14	CARPET 50
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
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
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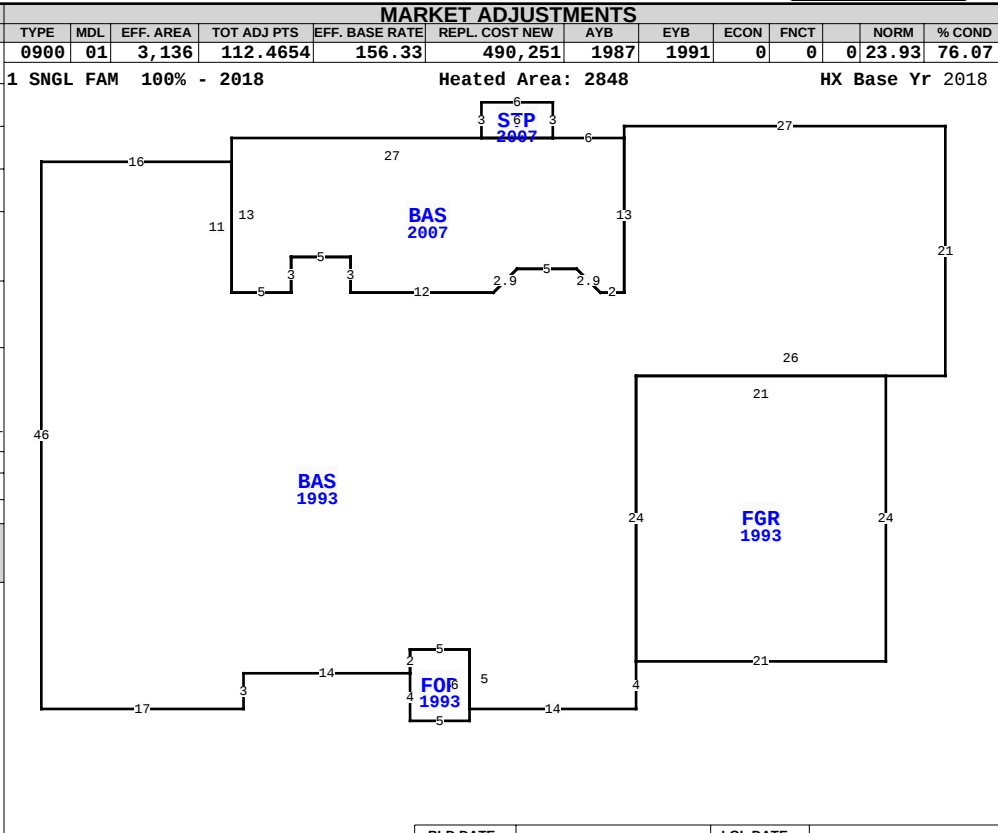
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	1993	2,448	291,117
BAS	400	100	2007	400	47,568
FGR	504	55	1993	277	32,941
FOP	30	30	1993	9	1,070
STP	18	10	2007	2	238

TOTALS	3,400			3,136	372,934
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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
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	28.00
8	0350	CARPORT WD	0	100	4	6	24.00	SF	13.00

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



TOTAL OB/XF									
5,536									

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5,536									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		372,934	
TOTAL MARKET OB/XF VALUE		5,536	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		653,470	
SOH/AGL Deduction		259,200	
ASSESSED VALUE		394,270	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		342,859	
TOTAL JUST VALUE		653,470	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		644,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20006	ELEC OTHER	7,400	09/01/2007
M13146	MECH OTHER	0	07/01/2007
R10548	REPAIR/RRF	2,400	07/01/2007
B20041	ADDITION	80,000	06/01/2007
B863739	N/A	72,000	12/03/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2835/1317	12/11/2025	WD	U	I	11	100	
GRANTOR: MEDELSON PEGGY P & G							
GRANTEE: MEDELSON FAMILY TR							
2109/1356	3/24/2017	WD	Q	I	02	441,000	
GRANTOR: WELLER JOHN T TRUSTEE							
GRANTEE: MEDELSON PEGGY P &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 S1 BAS=[YR=2007] W6 STP=[YR=2007] N3 W6 S3 E6\$ W27 S13 E5 N3 E5 S3 E12 R2 U2 E5 D2 R2 E2 N13\$ S13 W2 L2 U2 W5 D2 L2 W12 N3 W5 S3 W5 N11 W16 S46 E17 N3 E14 FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S5 E14 N4 FGR=[YR=1993] E21 N24 W21 S24\$ N24 E26 N21\$.									