



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,347	100
BAS	112	100
FGR	471	55
FOP	88	30
FOP	184	30
TOTALS	3,202	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,799	137.1600	227.69	637,304	2005	2007	0	0	0	9.00	91.00
1 SFR CUST 100% - 2020 Heated Area: 2459 HX Base Yr 2020												
TOTALS	3,202		2,799	579,947								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	579,947		
TOTAL MARKET OB/XF VALUE	55,164		
TOTAL LAND VALUE - MARKET	375,000		
TOTAL MARKET VALUE	1,010,111		
SOH/AGL Deduction	576,388		
ASSESSED VALUE	433,723		
TOTAL EXEMPTION VALUE	HX HB VX 56,411		
BASE TAXABLE VALUE	377,312		
TOTAL JUST VALUE	1,010,111		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	949,106		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003828	SCRNROOM	11,700	05/06/2020
20003539	SWIM POOL	30,000	04/27/2020
19012702	REMODEL	20,000	12/13/2019
B24176	ADDITION	9,386	12/01/2010
E15889	ELEC OTHER	2,000	10/01/2005
M10277	MECH OTHER	0	09/01/2005
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I RSN CD SALE PRICE
2309/0199	9/27/2019	WD Q I 01	520,000
GRANTOR: BASILE DEANA &			
GRANTEE: NIEBERLINE RICHARD			
1317/0490	5/12/2005	WD Q V	132,800
GRANTOR: BRYLEN HOMES LTD			
GRANTEE: BASILE DEANA & PHIL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005] W35 S14 FOP=[YR=2005] W11 BAS=[YR=2011] W14 S8 E14 N8\$ S8 E11 N8\$ S8 W25S36 E12 FOP=[YR=2005] S2 E22 N9 W20 S7 W2\$ E2 N7 E25 FGR=[YR=2005] S10 E21 N22 W24 S3 E3 S9\$ N9 W3 N3 E24 N39\$.			

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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2005
5	1126	CB/STC 8"	0	100	0	0		40.00	SF 8.00	8.00	100	2005
6	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	50,000.00	100	2020
8	0910	SCRN RM L	0	100	0	0		460.00	SF 15.00	15.00	100	2020
TOTALS												

LAND DESCRIPTION										TOTAL OB/XF										55,164									
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000												
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