



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1008.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,209	100
BAS	192	100
FOP	162	30
UOP	20	20
TOTALS	1,583	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,454	111.2000	116.76	169,769	1950	1970	0	0	29.25	70.75

1 SINGLE FAM

100% - 0

Heated Area: 1401

HX Base Yr

24

8

24

21

4

105

2000

17

3

11

6

27

6

27

49

BAS

2000

BAS

1993

FOP

1993

BLD DATE		LGL DATE	
YE DATE		LAND DATE	03/25/2024

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	120,112		
TOTAL MARKET OB/XF VALUE	22,557		
TOTAL LAND VALUE - MARKET	161,000		
TOTAL MARKET VALUE	303,669		
SOH/AGL Deduction	178,580		
ASSESSED VALUE	125,089		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	73,678		
TOTAL JUST VALUE	303,669		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	313,843		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7843	ADDITION	8,255	08/04/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1092/0560	11/05/2002	WD Q	I 01
GRANTOR: SPENCE WENDY R			
GRANTEE: SPENCE WENDY R & WA			
0375/0641	12/01/1982	WD Q	I 30,300
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2000] W24 S8 BAS=[YR=1993] S21 UOP=[YR=2000] W4 S5 E4 N5 \$ S17 W3 S11 FOP=[YR=1993] S6 E27 N6 W27 \$ E27 N49 W24 \$ E24 N8 \$.			

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	1993
2	0511	GARAGE CB-	0 100	24	24	576.00	SF	44.00	44.00	100	2000
3	1126	CB/STC 8"	0 100	12	4	48.00	SF	8.00	8.00	100	1980
7	0350	CARPORT WD	0 100	19	20	380.00	SF	13.00	13.00	100	2001
TOTAL OB/XF 22,557											

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		R-1	50.00	147.00	50.00	FF	1
REVIEW DATE 01/01/2023 BY CD											