



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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 01
NEIGHBORHOOD/LOC	1104.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,226	100
FGR	576	55
FOP	163	30
FSP	112	40
PTO	336	5
STR	33	10
TOTALS	3,446	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,657	118.7424	197.11	523,721	2011	2011	0	0	6.50	93.50
1 SFR CUST		100% - 2021			Heated Area: 2226				HX Base Yr 2021		
BLD DATE			LGL DATE			05/04/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		489,679	
TOTAL MARKET OB/XF VALUE		3,255	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		732,934	
SOH/AGL Deduction		259,812	
ASSESSED VALUE		473,122	
TOTAL EXEMPTION VALUE		HX HB DV	61,411
BASE TAXABLE VALUE		411,711	
TOTAL JUST VALUE		732,934	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		715,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110436	NEW CONSTR	226,626	03/23/2011
20110436	NEW CONSTR	0	03/23/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2327/1599	12/23/2019	WD	Q	I	02
GRANTOR: MACKLE DOUGLAS F & JO					SALE PRICE
GRANTEE: HENRY SCOTT ROBERT					
2150/1890	7/25/2017	QC	U	I	11
GRANTOR: MACKLE DOUGLAS F & JO					100
GRANTEE: MACKLE DOUGLAS F SR					

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

BUILDING NOTES											

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	R-1	0.00	0.00	1.00	LT	1.00