



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	100,835
FGR	480	55	1993	264	29,578
FOP	60	30	1993	18	2,017
FUS	1,038	100	1993	1,038	116,296
TOTALS	2,478			2,220	248,725

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	164.00	SF	10.00

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	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,220	125.5380	131.81	292,618	1987	1995	0	0	0	15.00	85.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1938 HX Base Yr 2022													
BLD DATE: 05/06/2026 MLU													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					248,725				
TOTAL MARKET OB/XF VALUE					2,358				
TOTAL LAND VALUE - MARKET					255,000				
TOTAL MARKET VALUE					506,083				
SOH/AGL Deduction					90,589				
ASSESSED VALUE					415,494				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					364,083				
TOTAL JUST VALUE					506,083				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					470,056				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052074	REPAIR/RRF	5,000	06/27/2005
20032368	H/AC	5,000	01/17/2003
10417	XFOB	300	04/07/1997
4192	NEW CONSTR	0	03/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2371/0224	6/24/2020	WD	Q	I	01	365,000	
GRANTOR:WILSON JOHN D & MARCI							
GRANTEE:ORR ROGER JASON & B							
0886/1928	6/14/1999	WD	Q	I		145,000	
GRANTOR:NAVARRETTE SERGIO A &							
GRANTEE:WILSON JOHN D & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 S25 FGR=[YR=1993] S24 E20 N24 W20 \$ E21									
FOP=[YR=1993] S4 E15 N4 W15 \$ E15 N25 \$ PTR= E15									
FUS=[YR=1993] E19 S2 E5 N2 E12 S29 W6 N2 W6 N8 W8 S16 W16 N35									
\$ W15 \$.									