



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1040.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	130,250
BAS	864	100	1993	864	130,250
FCP	576	25	2013	144	21,708
FOP	192	30	1993	58	8,744
FOP	288	30	2013	86	12,965
UGR	747	45	1993	336	50,653
UOP	96	20	2013	19	2,864
UST	117	45	1993	53	7,990
TOTALS	3,744			2,424	365,425

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,424	116.6200	162.10	392,930	1982	2010	0	0	7.00	93.00	
1 SNGL FAM			100% - 2023		Heated Area: 1728			HX Base Yr 2023				
24 12 12 24 9 13 11 9 13 27 24 36 48 48 36 12 24 12 12 36 24 8 8 12 8 FOP 2013 UST 1993 FCP 2013 UGR 1993 BAS 1993 FOP 1993 UOP 2013												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		365,425	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		400,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		51,411	
ASSESSED VALUE		BASE TAXABLE VALUE		618,722	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		754,999	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2455/1445	4/16/2021	WD	Q	I	01
GRANTOR: MEE BRIAN T					
GRANTEE: DEMARIO THOMAS R &					
2289/0800	6/27/2019	WD	Q	I	01
GRANTOR: MULLIN TIMOTHY D					
GRANTEE: MEE BRIAN T					
BUILDING NOTES					
BUILDING DIMENSIONS					
FCP=[YR=2013] W12 FOP=[YR=2013] W24 S12 UST=[YR=1993] S9 UGR=[YR=1993] S27 E24 N36 W11 S9 W13\$ E13 N9 W13\$ E24 N12\$ S48 E12 N48\$ PTR= E15 BAS=[YR=1993] E36 S48 UOP=[YR=2013] S8 W12 FOP=[YR=1993] W24 N8 BAS=[YR=1993] N36 E24 S36 W24\$ E24 S8\$ N8 E12\$ W12 N36 W24 N12\$ W15\$.					

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
4	1242	WD DECK A	0	100	0	828.00	SF	12.50	12.50	100	1990	1990
5	1241	WD DECK G	0	100	24	192.00	UT	11.50	11.50	100	1982	1982
6	1242	WD DECK A	0	100	11	33.00	SF	10.00	10.00	100	1990	1990
7	1242	WD DECK A	0	100	19	57.00	SF	10.00	10.00	100	1990	1990