



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	2000	1,933	361,403
DCK	94	10	2011	9	1,683
FGR	541	55	2000	298	55,715
FOP	45	30	2000	14	2,617
FSP	371	40	2000	148	27,671
FUS	322	100	2000	322	60,203
UST	30	45	2000	14	2,617
TOTALS	3,336			2,738	511,909

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0819	CONC 12"	0	100	4	7			28.00	SF	9.50
3	1242	WD DECK A	0	100	3	3			9.00	SF	11.00

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,738	127.9872	212.46	581,715	2000	2001	0	0	0	12.00
1 SFR CUST 100% - 2021 Heated Area: 2255 HX Base Yr 2021											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2025 MLU											

TOTAL OB/XF											
220											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			511,909
TOTAL MARKET OB/XF VALUE			220
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			812,129
SOH/AGL Deduction			333,928
ASSESSED VALUE			478,201
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			426,790
TOTAL JUST VALUE			812,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			797,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110075	ELEC OTHER	8,500	01/14/2011
20110069	REPAIR/RRF	30,000	01/13/2011
20110022	ELEC OTHER	300	01/05/2011
2002836	NEW CONSTR	145,000	05/01/2000
2002677	DEMOLITION	0	04/07/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2345/0238	3/06/2020	WD Q	I	01	
GRANTOR: DAVIS RICHARD E & DIA					
GRANTEE: GIBSON TOM R & KELI					
1582/1740	8/28/2008	WD Q	I		
GRANTOR: SOUCY NORMAN A & KARE					
GRANTEE: DAVIS RICHARD & DIA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2011] W5N4W4S4W4 FSP=[YR=2000] W37 BAS=[YR=2000] W20 S26 E17 S6 FOP=[YR=2000] S5 E9 N5 W9 \$ E9 S8 E12 N3 E9 FGR=[YR=2000] S23 E23 N23 W18 N3 W4 S3 W1 \$ E1 N3 E4 S3 E18 N31W14 S7W15N6 U3 L3 W4 L3 D3 S4W11N11\$ S11E11N4 U3 R3 E4 R3 D3 S6 E15N7E1N6\$ S6E13N6\$ PTR= E15S48 FUS=[YR=2000] E6N15 E4 S4 E7 S24 W11 N1 UST=[YR=2000] N5 W6 S5 E6 \$ N5 W6 N7 \$ W15N48 \$.											