



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	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	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1998	1,998	288,155
BAS	204	100	2005	204	29,421
FGR	483	55	1998	266	38,363
FOP	90	30	1998	27	3,894
FOP	120	30	2005	36	5,192
FOP	120	30	2005	36	5,192
USP	120	30	2005	36	5,192
TOTALS	3,135			2,603	375,408

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
5	0911	SCRN RM A	0 100	47	30	1,410.00	SF	18.00	18.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,603	119.9520	166.73	433,998	1998	1998	0	0	0	13.50	86.50
1 SNGL FAM 100% - 2022				Heated Area: 2202				HX Base Yr 2022				

The diagram shows a property layout with several labeled areas and dimensions:

- Top Section:** Divided into four rectangular areas labeled **BAS 2005**, **FOP 2005**, **FOP 2005**, and **USP 2005**. Dimensions include 17, 10, 10, 10, 12, 12, 12, 12, 17, 10, 10.
- Central Section:** A large area labeled **BAS 1998**. Dimensions include 47, 7, 7, 26, 44.
- Bottom-Left Section:** A small area labeled **FOP 1998**. Dimensions include 11, 9, 7, 12, 3, 3.
- Bottom-Right Section:** An area labeled **FGR 1998**. Dimensions include 24, 23, 21, 23, 18.

BLD DATE		LGL DATE	04/28/2026	MU
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TOTAL OB/XF									
73,603									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					375,408				
TOTAL MARKET OB/XF VALUE					73,603				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					849,011				
SOH/AGL Deduction					177,622				
ASSESSED VALUE					671,389				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					619,978				
TOTAL JUST VALUE					849,011				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					802,668				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222493	XFOB	2,200	09/15/2022
20222199	SWIM POOL	140,000	07/07/2022
20122066	SWITCH	1,300	10/08/2012
20121452	H/AC	6,000	07/19/2012
20110526	XFOB	2,150	04/11/2011
20052100	REMODEL	1,000	06/29/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2498/1601	9/22/2021	WD	Q	I	01	627,000			
GRANTOR: JUNK RAYMOND B II & J									
GRANTEE: WEANT MAIR ELIZABET									
1253/0689	8/17/2004	WD	Q	I		280,000			
GRANTOR: SOLDATOVIC ELENA									
GRANTEE: JUNK RAYMOND B II &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998;ORIG=-47,12] S7 W2 S7 E2 S26 E1 S2 E9 N2 E1 N1 E11 S2 E1 S3 E24 N44 W47 \$									
FGR=[YR=1998;ORIG=-23,59] S18 E23 N21 W23 S3 \$									
BAS=[YR=2005;ORIG=-30,0] W17 S12 E17 N12 \$									
USP=[YR=2005;ORIG=0,0] W10 S12 E10 N12 \$									
FOP=[YR=2005;ORIG=-10,0] W10 S12 E10 N12 \$									
FOP=[YR=2005;ORIG=-20,0] W10 S12 E10 N12 \$									
FOP=[YR=1998;ORIG=-36,52] E1 S7 E12 N3 W1 N3 W1 N2 W11 S1 \$									