



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

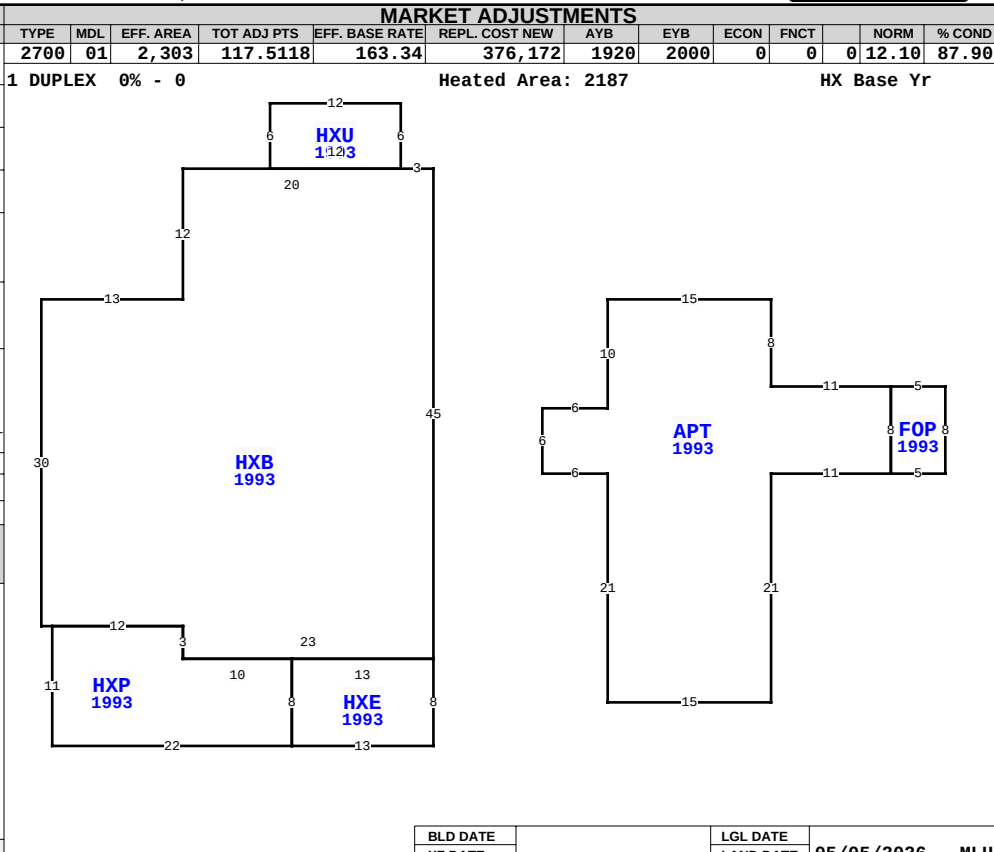
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	679	100	1993	679	97,488
FOP	40	30	1993	12	1,723
HXB	1,425	100	1993	1,425	204,596
HXE	104	80	1993	83	11,917
HXP	212	30	1993	64	9,189
HXU	72	55	1993	40	5,743

TOTALS	2,532			2,303	330,655
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
5	1241	WD DECK G	0	0	36	4	144.00	UT	11.50
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
8	1126	CB/STC 8"	0	0	34	2	68.00	SF	8.00
9	1242	WD DECK A	0	0	6	4	24.00	SF	10.00
10	1242	WD DECK A	0	0	5	4	20.00	SF	10.00
11	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0003	R-2	50.00	100.00	50.00



TOTAL OB/XF									
51,202									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
5	1241	WD DECK G	0	0	36	4	144.00	UT	11.50
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
8	1126	CB/STC 8"	0	0	34	2	68.00	SF	8.00
9	1242	WD DECK A	0	0	6	4	24.00	SF	10.00
10	1242	WD DECK A	0	0	5	4	20.00	SF	10.00
11	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

TOTAL OB/XF									
51,202									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0003	R-2	50.00	100.00	50.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	330,655								
TOTAL MARKET OB/XF VALUE	51,202								
TOTAL LAND VALUE - MARKET	275,000								
TOTAL MARKET VALUE	656,857								
SOH/AGL Deduction	112,479								
ASSESSED VALUE	544,378								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	544,378								
TOTAL JUST VALUE	656,857								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	590,678								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0189	REMODEL KITCHEN &		05/12/2023
2022-1901	POOL	35,000	02/08/2022
20071937	DRIVEWAY ON NORTH	1,000	10/12/2007
20052209	REMOVE ALUM.SIDIN	1,000	07/13/2005
20040620	REPLACE FIXTURES	3,000	03/30/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2399/1387	10/09/2020	WD	Q	I	01	535,000			
GRANTOR:MARSH ALEEN M									
GRANTEE:M&M NORTHERN PROPER									
2380/0259	2/03/2020	QC	U	I	11	100			
GRANTOR:DEVINE JOSEPH L & ALE									
GRANTEE:MARSH ALEEN									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
HXB=[YR=1993] W3 HXU=[YR=1993] N6 W12 S6 E12 \$ W20 S12 W13 S30 E1 HXP=[YR=1993] S11 E22 HXE=[YR=1993] E13 N8 W13 S8 \$ N8 W10 N3 W12 \$ E12 S3 E23 N45 \$ PTR= E10S22 APT=[YR=1993] E6 N10 E15S8 E11 FOP=[YR=1993] E5 S8 W5N8 \$ S8 W11 S21 W15 N21 W6 N6 \$N22W10\$.									