



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE 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	560	100	1993	560	82,441
APT	635	100	1993	635	93,483
APT	680	100	1993	680	100,107
APT	315	100	1994	315	46,373
BAS	594	100	1993	594	87,447
FOP	72	30	1993	22	3,239
UOP	32	20	1993	6	883
USP	35	30	1993	10	1,472

TOTALS	2,923			2,822	415,445
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	
2	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	
5	1131	REINFR 8	0 100	36	2	72.00	SF	6.30	
7	0510	GARAGE WD-	0 100	22	11	242.00	SF	35.00	
9	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	
10	1241	WD DECK G	0 100	10	4	36.00	UT	11.50	
11	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

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-2	55.00	100.00	55.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,822	120.6672	167.73	473,334	1900	2000	0	0	0	12.23	87.77
1 SNGL FAM 100% - 2026 Heated Area: 2784 HX Base Yr 2026												
The floor plan diagram illustrates a residential unit layout. On the left, a vertical corridor (12) leads to a bathroom (BAS 1993) and a bedroom (APT 1993). A small utility room (UOP 1993) is located at the bottom left. The main living area (APT 1994) is at the top, featuring a fireplace (FOP 1993) and a window (USP 1993). The right side of the plan shows a large living area (APT 1993) with a fireplace (FOP 1993) and a window (USP 1993). Dimensions are provided for various segments: 21, 12, 19, 12, 7, 9, 13, 3, 2.9, 6, 2.9, 21, 12, 5, 17, 12, 6, 12, 12, 20, 4, 2, 9, 15, 7, 7, 5, 5, 12, 3, 2.9, 6, 2.9, 21, 16, 18, 20, 2, 9, 12, 4, 7, 7												

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	13.00	100	1990	1990	3	20	333	
2	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	1950	1950	3	20	30	
5	1131	REINFR 8	0 100	36	2	72.00	SF	6.30	6.30	100	1950	1950	3	50	227	
7	0510	GARAGE WD-	0 100	22	11	242.00	SF	35.00	35.00	100	1990	1990	3	20	1,694	
9	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	2003	2003	3	80	122	
10	1241	WD DECK G	0 100	10	4	36.00	UT	11.50	11.50	100	1990	1990	3	20	83	
11	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1900	1900	3	20	700	

TOTAL OB/XF													3,189		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	275,000.00				
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										415,445				
TOTAL MARKET OB/XF VALUE										3,189				
TOTAL LAND VALUE - MARKET										275,000				
TOTAL MARKET VALUE										693,634				
SOH/AGL Deduction										357,222				
ASSESSED VALUE										336,412				
TOTAL EXEMPTION VALUE										HX HB 51,411				
BASE TAXABLE VALUE										285,001				
TOTAL JUST VALUE										693,634				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										476,324				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222486	REMODEL	15,000	09/16/2022
20200138	REMODEL	3,000	03/19/2020
20171813	RMV ASB SID	2,750	06/12/2017
20051055	REPAIR/RRF	3,000	01/14/2005
20034268	REMODEL	1,000	12/10/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2815/1144	9/12/2025	WD	Q	I	01	870,000	
GRANTOR:ANDERSON LINDA LIA							
GRANTEE:KIRTLAND PETER & SA							
2577/1215	7/09/2022	WD	Q	I	02	452,000	
GRANTOR:TUNG JULIE							
GRANTEE:ANDERSON LINDA LIA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W13 APT=[YR=1994] N19 W21 S12 E12S7 E9\$ W4 APT=[YR=1993] W5 N7 W12 S12 W2 S9 UOP=[YR=1993] W2 S8 E4 N8W2\$ E2 S20 E12 FOP=[YR=1993] S6 E12 N6 W12\$ E5 N34 \$ S34 E17 N21 U2 R2 N6 U2 L2 N3\$ PTR= E15 APT=[YR=1993] E15 N7E7 USP=[YR=1993] E7 S5 W7 N5\$S5 APT=[YR=1993] E12 S3 D2 R2 S6 D2 L2 S21 W16N34 E4\$ W4 S34 W18N20W2 N9E2N3\$ W15\$.									