



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 20
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,626	100	1997	3,626	681,486
BAS	204	100	2003	204	38,341
DCC	216	15	2024	32	6,014
FGR	512	55	1997	282	53,000
FOP	171	30	1993	51	9,586
FOP	224	30	1997	67	12,592

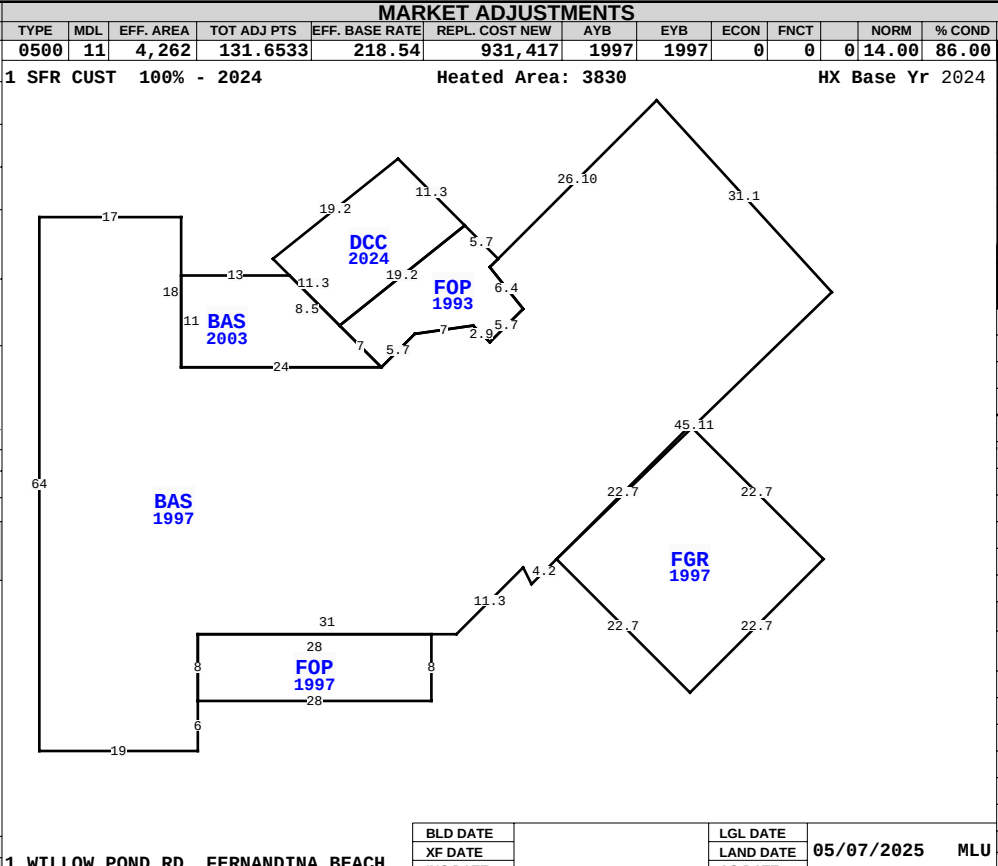
TOTALS	4,953			4,262	801,019
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	77	1,540	
3	1125	CB/STC 6"	0	100	0	0	68.00	SF	7.35	7.35	100	1997	1997	3	70	350	
6	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2000		20	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		5
VALUATION SUMMARY							
VALUATION BY						STANDARD	
Tax Group: 5		Tax Dist:					
BUILDING MARKET VALUE						801,019	
TOTAL MARKET OB/XF VALUE						2,890	
TOTAL LAND VALUE - MARKET						700,000	
TOTAL MARKET VALUE						1,503,909	
SOH/AGL Deduction						31,154	
ASSESSED VALUE						1,472,755	
TOTAL EXEMPTION VALUE		HX HB				51,411	
BASE TAXABLE VALUE						1,421,344	
TOTAL JUST VALUE						1,503,909	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						1,478,096	
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
B230012967		20*18 DECK		20,000		10/09/2023	
230004839		RMDL KITCH,BATHS,		250,000		04/13/2023	
R035360		REPAIR/RRF		1,500		08/01/2003	
B9603368		NEW CONSTR		210,000		10/01/1996	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1557		3/10/2023	WD	Q	I	02	1,400,000
GRANTOR: KROLL LOIS ANN							
GRANTEE: OVERDYK MARK A & KA							
1739/0430		5/02/2011	WD	U	I	30	100
GRANTOR: KROLL LOIS ANN & ARNO							
GRANTEE: KROLL LOIS ANN & AR							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1997;ORIG=0,0] U23L21 D19L19 D1L1 D5R4 D4L4 U2L2 D1L7 D4L4 W24 N18 W17 S64 E19 N6 N8 E31 U8R8 D2R1 U3R3 U32R33 \$							
FGR=[YR=1997;ORIG=-33,32] D16R16 U16R16 U16L16 D16L16 \$							
FOP=[YR=1997;ORIG=-76,49] E28 N8 W28 S8 \$							
BAS=[YR=2003;ORIG=-59,4] U6L6 W13 S11 E24 U5L5 \$							
FOP=[YR=1993;ORIG=-41,-3] U1R1 U4L4 D12L15 D5R5 U4R4 U1R7 D2R2 U4R4 U5L4 \$							
DCC=[YR=2024;ORIG=-67,-4] U12R15 D8R8 D12L15 U8L8 \$							