



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,822	100	1993	3,822	487,938
FGR	552	55	1993	304	38,810
FOP	33	30	1993	10	1,276
FOP	280	30	1993	84	10,724
TOTALS	4,687			4,220	538,750

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	0	0	228.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,220	99.2376	164.73	695,161	1974	1980	0	0	0	22.50	77.50
1 SFR CUST 100% - 1975												
Heated Area: 3822												
HX Base Yr 1975												

BLD DATE		LGL DATE	05/04/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

TOTAL OB/XF													
3,256													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		538,750	
TOTAL MARKET OB/XF VALUE		3,256	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		1,442,006	
SOH/AGL Deduction		755,504	
ASSESSED VALUE		686,502	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		635,091	
TOTAL JUST VALUE		1,442,006	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,389,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0154/0419	1/01/1973	WD	Q	V		40,800	
GRANTOR:							
GRANTEE:							
0154/0419	1/01/1973	WD	Q	V		40,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W17 FOP=[YR=1993] W35 S8 E35 N8 \$ S8 W35 N21 W18 S84 FGR=[YR=1993] S24 E23 N24 W23 \$ E23 N26 E19 FOP=[YR=1993] E11 N3 W11 S3 \$ N3 E11 S12 E17N54 \$.									