



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,275	100
FGR	690	55
FOP	45	30
FOP	92	30
TOTALS	4,102	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,697	102.1500	169.57	626,900	1989	1995	0	0	15.00	85.00
1 SFR CUST		100% - 2026			Heated Area: 3275			HX Base Yr 2026			
BLD DATE						LGL DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		532,865	
TOTAL LAND VALUE - MARKET		45,737	
TOTAL MARKET VALUE		450,000	
SOH/AGL Deduction		1,028,602	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		1,028,602	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		51,411	
NCON VALUE		977,191	
INCOME VALUE		1,028,602	
PREVIOUS YEAR MKT VALUE		0	
		988,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004269	R/R RES	150,000	04/21/2026
R1213142	REPAIR/RRF	11,500	09/03/2012
5868	NEW CONSTR	110,000	07/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2794/1753	6/17/2025	WD Q	I	I	02
GRANTOR: COCHRAN WILLIAM D & H					
GRANTEE: FINKELSTEIN LAURA J					
2535/0524	1/31/2022	WD Q	I	I	01
GRANTOR: DOLAN PHILIP & ELAINE					
GRANTEE: COCKRAN WILLIAM D &					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
4	1126	CB/STC 8"	0	100	0	0	392.00	SF	8.00	8.00	
6	1126	CB/STC 8"	0	100	22	4	88.00	SF	8.00	8.00	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W33 S12 D3 L3 U3 L3 W5 L4 D5 FOP=[YR=1993] W11 S6 E4 U6 R7 \$ D6 L7 W4 N6 U2 L2 W6 D2 L2 W8 S35 E5S4 E6 N4 E17 FOP=[YR=1993] S5 E12 N5 W2 N4 W8 S4 W2\$ E2 N4 E8 S4E10 FGR=[YR=1993] S31 E7 S1 E8 N1 E7 N31W22\$ E29 N52 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT	1.00

TOTAL OB/XF											
45,737											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT	1.00