



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

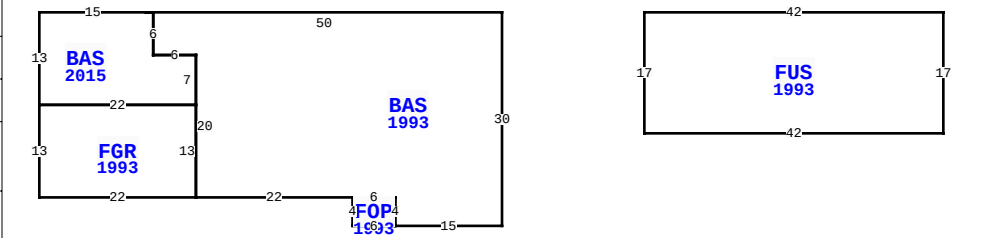
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	166,898
BAS	250	100	2015	250	34,370
FGR	286	55	1993	157	21,584
FOP	24	30	1993	7	962
FUS	714	100	1993	714	98,160
TOTALS	2,488			2,342	321,973

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0681	POLE SHED	0	100	19	9	171.00	SF	15.00

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	OR	0.00	0.00	0.90

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,342	109.5885	152.33	356,757	1977	2005	0	0	9.75	90.25
1 SNGL FAM 100% - 2026 Heated Area: 2178 HX Base Yr 2026											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	321,973		
TOTAL MARKET OB/XF VALUE	46,944		
TOTAL LAND VALUE - MARKET	36,000		
TOTAL MARKET VALUE	404,917		
SOH/AGL Deduction	0		
ASSESSED VALUE	404,917		
TOTAL EXEMPTION VALUE	HX HB VX 56,411		
BASE TAXABLE VALUE	348,506		
TOTAL JUST VALUE	404,917		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	370,672		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7171	SWIM POOL	10,000	04/18/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2054/0187	6/16/2016	WD	Q	I	01	234,500	
GRANTOR: HALCYON HARBOR I LLC							
GRANTEE: VINSON JOHN RICHARD							
1998/0989	7/28/2015	SW	U	I	11	100	
GRANTOR: LSF9 MASTER PARTICIPA							
GRANTEE: HALCYON HARBOR I LL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W50 BAS=[YR=2015] W15 S13 FGR=[YR=1993] S13 E22 N13 W22\$ E22 N7 W6 N6 W1\$ E1 S6 E6 S20E22 FOP=[YR=1993] S4 E6 N4 W6\$ E6 S4E15 N30\$ PTR=E20 FUS=[YR=1993] E42 S17 W42 N17\$ W20\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
46,944									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	0.90