



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 70
Interior Wall	08	DECORATIVE 30
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality			02	Quality Level 02
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA 10
NEIGHBORHOOD/LOC			10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,678	100	1993	2,678	689,071
BAS	91	100	2002	91	23,415
FGR	964	55	1993	530	136,373
FOP	27	30	1993	8	2,059
FOP	174	30	1993	52	13,380
FOP	216	30	1993	65	16,725
FOP	224	30	1993	67	17,239
FOP	252	30	1993	76	19,555
FUS	1,434	100	1993	1,434	368,980
TOTALS	6,060			5,001	1,286,797

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
6	1125	CB/STC 6"	0	100	0	0	494.00	SF	7.35
12	0300	BOAT DCK W	0	100	0	0	524.00	SF	40.00
13	1242	WD DECK A	0	100	0	0	28.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	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	12	5,001	174.1606	289.11	1,445,839	1993	2003	0	0	0	11.00
1 SFR CUST 100% - 1995 Heated Area: 4203 HX Base Yr 1995											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						1,286,797					
TOTAL MARKET OB/XF VALUE						58,899					
TOTAL LAND VALUE - MARKET						1,050,000					
TOTAL MARKET VALUE						2,395,696					
SOH/AGL Deduction						1,345,661					
ASSESSED VALUE						1,050,035					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						998,624					
TOTAL JUST VALUE						2,395,696					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						2,113,901					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002660	REPAIR/RRF	0	08/01/2000
8703	SWIM POOL	17,850	02/19/1993
8656	NEW CONSTR	390,036	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2770/1726	2/24/2025	WD	U	I	11	100	
GRANTOR: DREW GRACIA M QUALIFI							
GRANTEE: DREW JEFFREY M							
0711/1750	8/22/1994	WD	Q	I	01	100	
GRANTOR: DREW WALTER H TRUSTEE							
GRANTEE: DREW GRACIA M							

BUILDING NOTES											
FGR=[YR=1993] W38 S10 FOP=[YR=1993] W21 BAS=[YR=1993] N16 W15 S9 W17 FOP=[YR=1993] N8 W28 S8 E28 \$ W28 S3 FOP=[YR=1993] W9 S3 E9 N3 \$ S3 W9 N3 W21 S3 W7 S16 FOP=[YR=1993] S8 E34 N6 W10 N2 W24 \$ E24 S2 E10 S6 E3 S4 E6 S2 E8 N2 E13 N2 E18 N2 E11 N4 BAS=[YR=2002] E7 N13 W7 S13 \$ N13 W4 N6 E8 \$ W8 S6 E29 N6 \$ S16 E26 N2 E12 N24 \$ PTR= N20 FUS=[YR=1993] N32 FOP=[YR=1993] N8 W27 S8 E27 \$ W27 S3 W30 S19 E30 S10 E27 \$ S20 \$.											