

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	03	DIST HI 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	1993	2,256	210,672
FDU	144	65	1993	94	8,778
FGR	432	55	1993	238	22,225
TOTALS	2,832			2,588	241,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	137.8896	144.78	374,691	1974	1974	0	0	0	35.50	64.50

1 SINGLE FAM 100% - 0 Heated Area: 2256 HX Base Yr

Diagram showing lot areas and dimensions:

Basement area: BAS 1993 (2,256 sq ft)

First floor area: FDU 1993 (144 sq ft), FGR 1993 (432 sq ft)

Dimensions: 27, 16, 3, 22, 11, 7, 37, 24, 18, 54, 12, 12, 12, 12

NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 241,676

TOTAL MARKET OB/XF VALUE 34,000

TOTAL LAND VALUE - MARKET 95,200

TOTAL MARKET VALUE 370,876

SOH/AGL Deduction 214,283

ASSESSED VALUE 156,593

TOTAL EXEMPTION VALUE HX HB WX 56,411

BASE TAXABLE VALUE 100,182

TOTAL JUST VALUE 370,876

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 347,286

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	R S N CD	SALE PRICE
0127/0037	6/20/1972	WD Q	Q	V		5,800

GRANTOR: CREWS JEWELL A & ESSI

GRANTEE: BOVINETTE PHILLIP &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 N38 W27 S16 E3 S22 FGR=[YR=1993] W11 S24 E18 N24 W7 \$ E7 S24 E54 N24\$ PTR=E25 FDU=[YR=1993] E12 N12 W12S12\$W25\$.

LAND DESCRIPTION

TOTAL OB/XF 34,000

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	A-1	0.00	0.00	3.40	AC		1.00	1.00	1.00	28,000.00	28,000.00	95,200							

REVIEW DATE 01/01/2023 BY CD

Total Acres: 3.40 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200

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