



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2005	2,115	270,887
FGR	531	55	2005	292	37,400
FOP	30	30	2005	9	1,153
FSP	120	40	2005	48	6,148
TOTALS	2,796			2,464	315,587

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		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
0900	01	2,464	102.3840	142.31	350,652	2005	2005	0	0
1 SNGL FAM 0% - 2023 Heated Area: 2115 HX Base Yr									
BLD DATE 03/29/2023 NW LGL DATE 05/04/2026 MLU									
XF DATE INC DATE									
AG DATE									

TOTAL OB/XF									
3,045									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 315,587									
TOTAL MARKET OB/XF VALUE 3,045									
TOTAL LAND VALUE - MARKET 105,000									
TOTAL MARKET VALUE 423,632									
SOH/AGL Deduction 0									
ASSESSED VALUE 423,632									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 423,632									
TOTAL JUST VALUE 423,632									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 451,775									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509851	H/AC	0	06/01/2005
E0514906	ELEC OTHER	2,000	05/01/2005
P09341	OTHER	0	04/01/2005
R0507130	REPAIR/RRF	6,000	02/01/2005
B0514429	NEW CONSTR	180,000	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0812	4/15/2022	WD	U	I	30	247,000	
GRANTOR: BOCKIAN BARRY							
GRANTEE: XELARAS LLC							
2417/0770	12/15/2020	WD	Q	I	01	316,000	
GRANTOR: J&D PROPERTIES OF JAC							
GRANTEE: BOCKIAN BARRY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W25FSP=[YR=2005] W15S8E15N8\$ S8W15S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6N5W6S5\$N5E6FGR=[YR=2005] S11E21N24 W18 U3 L3 D3 L3 S6E3S7\$N7W3N6 U3 R3 D3 R3 E18N48\$.									