



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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2003	1,915	225,673
FGR	441	55	2003	243	28,637
FOP	38	30	2003	11	1,297
FSP	104	40	2003	42	4,949
TOTALS	2,498			2,211	260,556

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	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	000100	C	RES	100		PUD	0.00	0.00	1.00

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900012,21195.2560132.41292,7592003200300011.0089.00

1 SNGL FAM

100% - 2022

Heated Area: 1915

HX Base Yr 2022

Site map showing property boundaries and features. BAS 2003 is the main lot. FGR 2003 is a smaller lot. FOP 2003 is a smaller lot. FSP 2003 is a smaller lot. Dimensions are provided for each lot and the main lot.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,556	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		348,531	
SOH/AGL Deduction		97,835	
ASSESSED VALUE		250,696	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		199,285	
TOTAL JUST VALUE		348,531	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310845	NEW CONSTR	142,892	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2601/1376	11/03/2022	QC	U	I	11
GRANTOR: OVERTON SANDRA (60% I					
GRANTEE: OVERTON SANDRA & NI					
2488/1468	8/13/2021	FJ	U	I	11
GRANTOR: BAIA ANTHONY J EST					
GRANTEE: OVERTON SANDRA & NI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W19 FSP=[YR=2003] N8 W13 S8 E13 \$ W15 N2 W7 S2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21 \$ E21 S2 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1 \$ E1 N4 E6 S11 E17 N40 \$.									