



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	02	WOOD FRAME 100
Frame	2.	2. 100
Stories	00	NONE 100
Units	00	NONE 100
Occupancy		

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,621	100	2006	2,621	381,093
FGR	911	55	2006	501	72,845
FOP	212	30	2006	64	9,306
FSP	400	40	2012	160	23,264
FUS	1,040	100	2006	1,040	151,216
TOTALS	5,184			4,386	637,724

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	0	0	0	840.00	SF	18.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,386	94.1336	156.26	685,356	2006	2011	0	0	0	93.05
1 SFR CUST		0% - 2026		Heated Area: 3661				HX Base Yr			

BLD DATE		LGL DATE	05/08/2025	MLU
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0911	SCRN RM A	0	0	0	0	840.00	SF	18.00	18.00	100	2022	2022	3	90	13,608	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION										TOTAL OB/XF 66,688									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					637,724				
BUILDING MARKET VALUE															66,688				
TOTAL MARKET OB/XF VALUE															200,000				
TOTAL LAND VALUE - MARKET															904,412				
TOTAL MARKET VALUE															0				
SOH/AGL Deduction															904,412				
ASSESSED VALUE															0				
TOTAL EXEMPTION VALUE															904,412				
BASE TAXABLE VALUE															904,412				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE															908,806				
PREVIOUS YEAR MKT VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003028	SCREEN ROOM	980	02/24/2022
B2113637	SWIM POOL	83,349	10/06/2021
M11725	H/AC	0	07/01/2006
C17682	CO ISSUED	0	05/01/2006
R09235	REPAIR/RRF	4,100	05/01/2006
B0617682	NEW CONSTR	277,723	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2878/1084	6/30/2026	WD	Q	I	01	1,075,000	
GRANTOR:SHEFFIELD GEORGE W SR							
GRANTEE:PASKALY VICTORIA RE							
2722/115	6/25/2024	WD	Q	I	01	1,150,000	
GRANTOR:ZARRELLA EARLENE S							
GRANTEE:SHEFFIELD GEORGE W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] W40BAS=[YR=2006] N1 U3 L3 W10 L3 D3 S11W8S40E6 FGR=[YR=2006] S35E11S2E14N37W7N2W4S2W14SE14 N2E4S2E7 FOP=[YR=2006] S2E33N6W13N2 W7S2W13S4\$N4E13N2E7S2E13N36W40 N10\$S10 E40N10\$ PTR=S10E10 FUS=[YR=2006] E20S13W9S4E29S19W11S1 W11N1W11N5W7N31\$ W10N10\$.									