

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 80

Interior Floo

14

CARPET 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,316

100

2021

2,316

373,693

FOP

234

30

2021

70

11,295

FOP

506

30

2021

152

24,526

TOTALS

3,056

2,538

409,514

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,538

117.8496

163.81

415,750

2021

2021

0

0

0

1.50

98.50

2 SNGL FAM

100% - 2022

Heated Area: 2316

HX Base Yr 2022

17

34

5

20

8

24

28

12

2

24

15

10

13

14

7

7

9

20

18

12

39

FOP

2021

BAS

2021

FOP

2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/12/2026

MLU

EXTRA FEATURES

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

2

0860

POOL/SPA

0

100

0

0

1.00

UT

50,000.00

50,000.00

100

2025

2024

04

100

50,000

4

0350

CARPORT WD

0

100

30

24

720.00

SF

13.00

13.00

100

2025

2024

97

9,079

LAND DESCRIPTION

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

OR

0.00

0.00

1.46

AC

1.00

1.00

1.00

40,000.00

40,000.00

58,400

REVIEW DATE

02/21/2025

BY

WWA

Total Acres: 1.46

Total Land Value: 58,400

Market: 0

Agricultural: 0

Common: 58,400

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NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

417,192

TOTAL MARKET OB/XF VALUE

59,079

TOTAL LAND VALUE - MARKET

58,400

TOTAL MARKET VALUE

534,671

SOH/AGL Deduction

76,591

ASSESSED VALUE

458,080

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

406,669

TOTAL JUST VALUE

534,671

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

517,237

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SP230015674

ADD INGROUND SWIM

70,000

12/08/2023

20010380

CO ISSUED

0

08/09/2021

20012740

NEW CONSTR

295,193

12/18/2020

20006563

DEMOLITION

5,500

07/28/2020

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2410/0179

11/19/2020

WD

U

I

11

100

GRANTOR: NEADER ALICE M ET AL

GRANTEE: NEADER RICHARD ALAN

2363/1129

5/14/2020

WD

U

I

11

100

GRANTOR: NEADER ALICE M TRUST

GRANTEE: NEADER RICHARD ALAN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W20 N5 W34 BAS=[YR=2021] W17 S39 E12 S7 E1
FOP=[YR=2021] S7 E13 S1 E10 N15 W9 S7 W14\$ E14 N7 E20 S2 E24
N28 W24 N8 W12 S8 W18 N13\$ S13 E18 N8 E12 S8 E24 N8\$.

[illegible]