



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA		04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	2002	1,584	192,801
FGR	483	55	2002	266	32,377
FOP	33	30	2002	10	1,217
PTO	154	5	2002	8	974
TOTALS	2,254			1,868	227,368

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	50	0	0	1,200.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0003	RSF-1	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
0100	01	1,868	130.7320	137.27	256,420	2002	2002	0	0
1 SINGLE FAM 50% - 2003 Heated Area: 1584 HX Base Yr 2003									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/14/2026 MLU									

TOTAL OB/XF									
11,580									

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11,580									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,368	
TOTAL MARKET OB/XF VALUE		11,580	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		303,948	
SOH/AGL Deduction		69,184	
ASSESSED VALUE		234,764	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		178,353	
TOTAL JUST VALUE		303,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311183	XFOB	9,200	06/01/2003
B0209881	NEW CONSTR	121,103	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2385/1644	7/31/2020	QC	U	I	11
GRANTOR: ZAK CHRISTY M					SALE PRICE
GRANTEE: ZAK CHRISTY M & TIF					61,300
1104/1034	12/31/2002	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS INC					140,300
GRANTEE: ZAK RICHARD & CHRIS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W13 PTO=[YR=2002] W14 S11 E14 N11 \$ S11 W36 S20 FGR=[YR=2002] S23 E21 N23 W21 \$ E21 S17 E8 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 E5 S3 E13 N48 \$.									