



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4014.00	

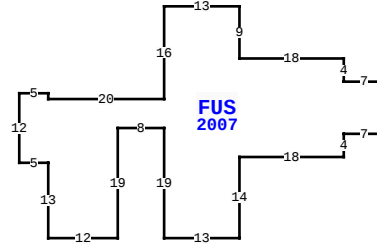
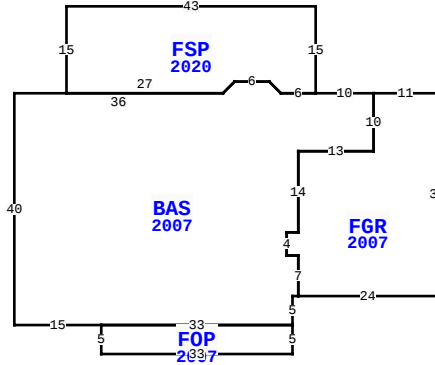
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2007	2,093	394,899
FGR	718	55	2007	395	74,527
FOP	165	30	2007	50	9,434
FSP	629	40	2020	252	47,546
FUS	1,277	100	2007	1,277	240,939
TOTALS	4,882			4,067	767,345

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2007	2007	3	24	3,000	

LAND DESCRIPTION			TOTAL OB/XF 7,895														
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
1	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,067	126.2888	209.64	852,606	2007	2007	0	0	10.00	90.00
1 SFR CUST			100% - 2021			Heated Area: 3370			HX Base Yr 2021		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		767,345	
TOTAL MARKET OB/XF VALUE		7,895	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		995,240	
SOH/AGL Deduction		215,646	
ASSESSED VALUE		779,594	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		728,183	
TOTAL JUST VALUE		995,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		969,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12009	MECH OTHER	0	09/01/2006
E17875	ELEC OTHER	3,300	08/01/2006
P11403	OTHER	0	08/01/2006
C18032	CO ISSUED	0	06/01/2006
B0618032	NEW CONSTR	369,222	06/01/2006
R0609450	REPAIR/RRF	6,000	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2876/253	6/09/2026	WD Q	Q	I	01
GRANTOR: PHILLIPS DAVID & BEVE					
GRANTEE: PERRY LAWRENCE J					
2408/1332	11/13/2020	WD Q	Q	I	02
GRANTOR: NEIL WILLIAM & SANDRA					
GRANTEE: PHILLIPS DAVID & BE					

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2007] W11 BAS=[YR=2007] W10 FSP=[YR=2020] N15 W43
S15 E27 U2 R2 E6 D2 R2 E6 \$ W6 U2 L2 W6 D2 L2 W36 S40
E15 FOP=[YR=2007] S5 E33 N5 W33 \$ E33 N5 E1 N7 W2 N4 E2 N14
E13 N10\$ S10 W13 S14 W2 S4 E2 S7 E24 N35 \$ PTR= E20
FUS=[YR=2007] E5 S1 E20 N16 E13 S9 E18 S4 E7 S9 W7 S4 W18
S14 W13 N19 W8 S19 W12 N13 W5 N12\$ W20 \$.