

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	05	AVERAGE 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories Units	02	WOOD FRAME 100 1. 100 0 100			
BUD8 Adjustme Occupancy	04	DIST 01 100 00 NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100	1993	1,367	174,789
FCP	276	25	1993	69	8,822
FOP	112	30	1993	34	4,347
TOTALS	1,755			1,470	187,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,470	114.8418	159.63	234,656	1978	1998	0	0	0	19.90 80.10

1 SNGL FAM 100% - 2021

Heated Area: 1367

HX Base Yr 2021

10

23

23

12

12

19

43

28

28

4

4

BAS 1993

FCP 1993

FUP 1993

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,959	
TOTAL MARKET OB/XF VALUE		8,228	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		321,187	
SOH/AGL Deduction		155,424	
ASSESSED VALUE		165,763	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		114,352	
TOTAL JUST VALUE		321,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0136	REPAIR/RRF	4,190	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
1981/0922	5/13/2015	WD	Q	I	01	100,000
GRANTOR:YOUNG WM E						
GRANTEE:COWIN CARL J & ELLA						
0258/0558	2/05/1978	WD	Q	I		34,000
GRANTOR:HOLLAND ARNOLD E & DO						
GRANTEE:YOUNG WILLIAM E & M						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W55 S10 FCP=[YR=1993] S23 E12 N23W12\$ E12 S19 FOP=[YR=1993] S4 E28 N4W28\$ E43 N29\$.	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RSF-	1108.00	199.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

TOTAL OB/XF

8,228

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.46

Total Land Value: 125,000

Market: 0

Agricultural: 0

Common: 125,000

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