



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	155,965
DCK	414	10	2008	41	4,542
FOP	84	30	1993	25	2,770
FST	96	55	1993	53	5,871
FUS	357	100	1993	357	39,546
STR	48	10	2008	5	554
STR	51	10	2008	5	554
UGR	528	45	1993	238	26,363
TOTALS	2,986			2,132	236,164

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	
4	0351	CARPORT MT	0	100	32	30	960.00	SF	6.60	6.60	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.12	AC	

1 SINGLE FAM 100% - 0

Heated Area: 1765

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026 MLU

TOTAL OB/XF											
3,443											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		259,778	
TOTAL MARKET OB/XF VALUE		3,443	
TOTAL LAND VALUE - MARKET		56,000	
TOTAL MARKET VALUE		319,221	
SOH/AGL Deduction		148,669	
ASSESSED VALUE		170,552	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		119,141	
TOTAL JUST VALUE		319,221	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12724	REPAIR/RRF	0	08/01/2011
B24803	ADDITION	53,903	06/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0617/0789	1/18/1991	WD	Q	I	06	66,000	
GRANTOR: FACHKO RAYMOND JR &							
GRANTEE: FACHKO RAYMOND JR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N8 W16 DCK=[YR=2008] N3 STR=[YR=2008] E3 N10 W9 S3 E6 S7\$ N7 W16 STR=[YR=2008] N3 W10 S10 E3 N7 E7\$ W7 S18 FST=[YR=1993] W3 S12 UGR=[YR=1993] S24 E22 N8 FOP=[YR=1993] E21 N4 W21 S4 \$ N16 W22 \$ E8 N12 W5\$ E23 N8\$ S8 W18 S12 E14 S12 E21 S8 E19 N32\$ PTR= E15 FUS=[YR=1993] E14 S9 E15 S15 W12 N12 W17 N12\$ W15 \$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	12	CEDAR 100	6500	01	1,164	63.4410	24.74	28,797	2011	2011	0	0	0	18.00	82.00														
Roof Structure	03	GABLE/HIP 100	2 GARAGE RES 100% - 0														Heated Area: 900												
Roof Cover	12	MODULAR MT 100															HX Base Yr												
Interior Wall	07	NONE 100																											
Interior Floor	03	CONC FINSH 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		0 100																											
Bathrooms		0 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											