



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2000	1,024	104,368
FOP	200	30	2000	60	6,115
FSP	360	40	2004	144	14,677
FUS	1,024	100	2000	1,024	104,368
TOTALS	2,608			2,252	229,528

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00
3	1242	WD DECK A	0	100	0	0	705.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	4.36

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,252	110.6175	116.15	261,570	2000	2000	0	0	0	12.25	87.75	
1 SINGLE FAM 100% - 2025 Heated Area: 2048 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/08/2026 MLU													

TOTAL OB/XF													
7,316													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,528	
TOTAL MARKET OB/XF VALUE		7,316	
TOTAL LAND VALUE - MARKET		152,600	
TOTAL MARKET VALUE		389,444	
SOH/AGL Deduction		15,838	
ASSESSED VALUE		373,606	
TOTAL EXEMPTION VALUE		13	373,606
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		389,444	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2217220	REPAIR/RRF	10,925	11/21/2022
M004183	H/AC	0	03/01/2000
B996657	NEW CONSTR	93,000	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/0211	5/23/2022	FJ	U	I	11	0	
GRANTOR: GOREY TRACY							
GRANTEE: GOREY ROBERT JR							
2050/0393	5/27/2016	SW	U	I	12	140,100	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: GOREY ROBERT WILLIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2004] W36 S10 BAS=[YR=2000] S28 FOP=[YR=2000] S6E36 N6 W14 S2 W8 N2 W14\$ E14 S2 E8 N2 E14 N28 W36\$ E36 N10\$ PTR=E15 FUS=[YR=2000] E36 S28 W14 S2 W8 N2 W14 N28 \$ W15 \$.									