



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100	2006	2,988	448,359
FGR	1,063	55	2006	585	87,781
FOP	180	30	2006	54	8,103
FOP	561	30	2006	168	25,209
FST	54	55	2006	30	4,502
FST	78	55	2006	43	6,452
FUS	1,730	100	2006	1,730	259,592
STR	52	10	2006	5	750
TOTALS	6,706			5,603	840,747

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
5	0911	SCRN RM A	0	100	0	0	1,225.00	SF	18.00
6	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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		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	NORM	% COND
0500	01	5,603	100.7190	167.19	936,766	2006	2006	0	0	10.25	89.75
1 SFR CUST 100% - 2023 Heated Area: 4718 HX Base Yr											
BLD DATE	04/04/2023	NW	LGL DATE								
XF DATE			LAND DATE	04/01/2025	MLU						
INC DATE			AG DATE								

TOTAL OB/XF											
59,522											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		840,747	
TOTAL MARKET OB/XF VALUE		59,522	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		1,070,269	
SOH/AGL Deduction		83,202	
ASSESSED VALUE		987,067	
TOTAL EXEMPTION VALUE		13	987,067
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,070,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,026,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1622470	H/AC	0	03/24/2016
E17048	ELEC OTHER	2,000	04/01/2006
B16913	SWIM POOL	25,000	01/01/2006
M10738	MECH OTHER	0	12/01/2005
E16111	ELEC OTHER	2,000	11/01/2005
P09809	OTHER	0	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2552/0709	3/28/2022	WD	Q	I	02
GRANTOR: HELBURN MARILYN SUE					
GRANTEE: KUSNERAK MICHAEL &					
1319/0404	5/23/2005	WD	Q	V	
GRANTOR: COPPERFIELDS USA INC					
GRANTEE: HELBURN JOHN S & MA					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2006] W44 BAS=[YR=2006] W22 S38 FGR=[YR=2006] W31 S35 E8 S2 E15 N2 E8 N14 W4 N13 E4 N8 \$ S8 W4 S13 E4 N1 E11 S1 E13 N6 FOP=[YR=2006] E27 N6 W11 N3 W6 S3 W10 S6 \$ N6 E10 N3 E6 S3 E11 S9 E15 N47 W12 D3 L3 S5 W21 N9 W8 N8 \$ S8 E8 S9 E21 N5 U3 R3 E12 N9\$ PTR=E100 FUS=[YR=2006] S15 FST=[YR=2006] E6 S9 W6 N9\$ S19 W35 S5 E3 STR=[YR=2006] E5 N4 E4 S8 W9 N4\$ S4 W6 S12 W4 N9 W9 S4 W2 S25 W16 N20 W8 N8 E8 N8 E31 N9 FST=[YR=2006] W2 N13 E6 S13 W4\$ E4 N15 E18 N15 E16 \$ W100\$.									