



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
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

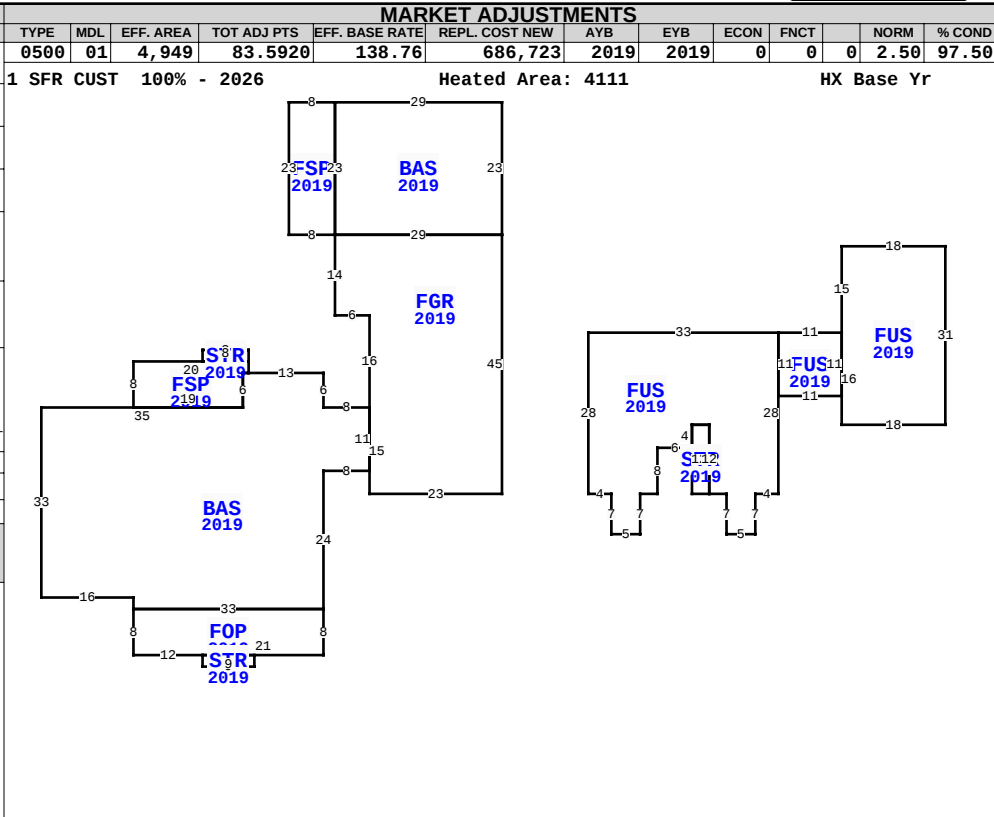
NEIGHBORHOOD/LOC	4028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	667	100	2019	667	90,239
BAS	1,855	100	2019	1,855	250,965
FGR	1,119	55	2019	615	83,204
FOP	264	30	2019	79	10,688
FSP	154	40	2019	62	8,388
FSP	184	40	2019	74	10,011
FUS	121	100	2019	121	16,370
FUS	558	100	2019	558	75,492
FUS	910	100	2019	910	123,115
STR	16	10	2019	2	271
TOTALS	5,902			4,949	669,555

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
4	0911	SCRN RM A	0	100	0	0			1,904.00	SF	18.00				29,474	
5	0860	POOL/SPA	0	100	0	0			1.00	UT	60,000.00				60,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/01/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF		
TOT LND UTS	TOT ADJ	89,474

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		669,555
TOTAL MARKET OB/XF VALUE		89,474
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		929,029
SOH/AGL Deduction		0
ASSESSED VALUE		929,029
TOTAL EXEMPTION VALUE	13	929,029
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		929,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,098,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014162	ADDITION	54,396	09/16/2022
B211140	SWIM POOL	79,120	02/01/2021
C1804197	CO ISSUED	0	01/14/2019
B1804197	NEW CONSTR	565,279	04/25/2018

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2795/1155	6/13/2025	WD Q I
GRANTOR: FLANAGAN JAMES E & KE		
GRANTEE: LAWRENCE TIMOTHY &		
2394/1357	9/22/2020	WD Q I
GRANTOR: COLE DOUGLAS A & SHER		
GRANTEE: FLANAGAN JAMES E &		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2019]	W29	FSP=[YR=2019]
S14	E6	S16
BAS=[YR=2019]	W8	N6
W13	FSP=[YR=2019]	N2
STR=[YR=2019]	N2	W8
S2	E8	S20
S8	E19	N6
E1	S6	W35
S33	E16	S2
FOP=[YR=2019]	S8	E12
STR=[YR=2019]	S2	E9
N2	W9	E21
N8	W33	E33
N24	E8	N11
S15	E23	N45
W29	S23	S23
E29	N23	S
PTR=	S40	E15
FUS=[YR=2019]	E33	FUS=[YR=2019]
E11	FUS=[YR=2019]	N15
E18	S31	W18
N16	S11	W11
N11	S28	W4
S7	W5	N7
W3	STR=[YR=2019]	W3
N12	E3	S12
N12	W3	S4
W6	S8	W3
S7	W5	N7
W4	N28	S
W15	N40	S