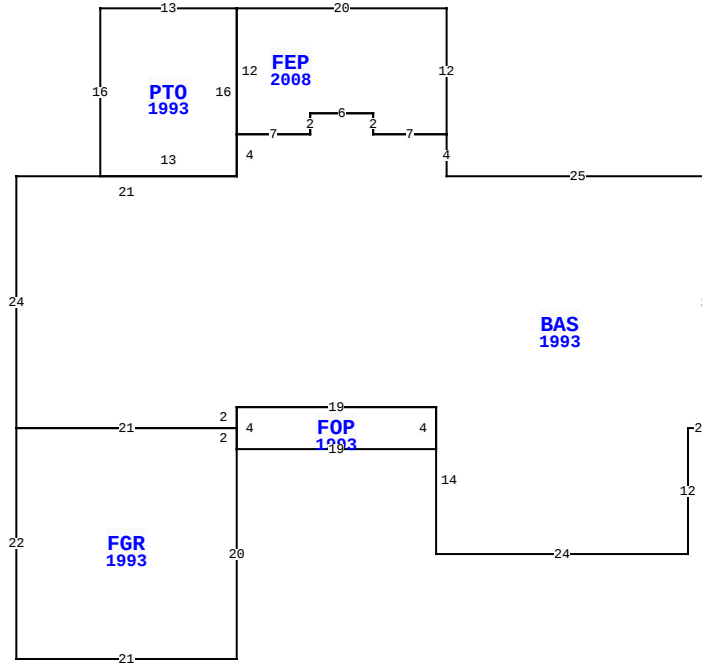




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	18	CEMENT BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	240,026
FEP	228	80	182	22,682
FGR	462	55	254	31,654
FOP	76	30	23	2,866
PTO	208	5	10	1,246
TOTALS	2,900		2,395	298,474

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,395	131.1828	155.78	373,093	1986	1990	0	0	20.00	80.00
1 SNGL FAM - 100% - 2005 Heated Area: 1926 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
0	VALUATION BY	STANDARD	
5	Tax Group: 8	Tax Dist:	
	BUILDING MARKET VALUE		298,474
	TOTAL MARKET OB/XF VALUE		5,598
	TOTAL LAND VALUE - MARKET		180,000
	TOTAL MARKET VALUE		484,072
	SOH/AGL Deduction		219,736
	ASSESSED VALUE		264,336
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		214,336
	TOTAL JUST VALUE		484,072
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		469,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1239	1/29/2021	WD	U	I	11	100
GRANTOR: HILL DONALD W & ELIZA						
GRANTEE: HILL FAMILY TRUST						
0699/1416	3/04/1994	WD	Q	I		145,000
GRANTOR: HUNTLEY HARLAN & MARJ						
GRANTEE: HILL DONALD & ELIZA						

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62
2	0812	CONCRETE C	0 100	0	0	1,450.00	SF	4.00	4.00	100	1986	1986	3	52
3	0812	CONCRETE C	0 100	66	3	198.00	SF	4.00	4.00	100	1986	1986	3	52

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W25 N4 FEP=[YR=2008] N12 W20 PTO=[YR=1993] W13S16 E13 N16\$ S12 E7 N2 E6 S2 E7\$ W7 N2 W6 S2 W7 S4 W21 S24 FGR=[YR=1993] S22 E21 N20 FOP=[YR=1993] E19 N4 W19S4\$ N2 W21\$ E21 N2 E19 S14 E24N12 E2 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF										5,598									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000												