

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,371	100	2,371
FGR	776	55	427
FOP	50	30	15
FOP	245	30	74
TOTALS	3,442		2,887
			361,655

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,887	116.5647	138.42	399,619	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2022 Heated Area: 2371 HX Base Yr 2022											

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	814.00	SF	5.20	5.20	100	2003	2003	3	84	3,556	
3	0861	POOL GUNIT	0	100	0	339.00	SF	85.00	85.00	100	2004	2004	3	40	11,526	
4	0845	KOOL DECK	0	100	0	1,200.00	SF	7.25	7.25	100	2004	2004	3	86	7,482	
5	0910	SCRN RM L	0	100	0	1,539.00	SF	15.00	15.00	100	2004	2004	3	24	5,540	
6	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
TOTALS												31,424				

LAND DESCRIPTION												TOTAL OB/XF												
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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			361,655
TOTAL MARKET OB/XF VALUE			31,424
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			520,579
SOH/AGL Deduction			107,301
ASSESSED VALUE			413,278
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			358,278
TOTAL JUST VALUE			520,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311540	SWIM POOL	20,000	08/01/2003
B0310728	NEW CONSTR	187,553	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1936	8/31/2022	LE U	I	I	11	100
GRANTOR: HILT BRUCE ROBERT & J						
GRANTEE: HILT HEATHER SUE &						
2465/1272	5/25/2021	WD Q	I	I	01	529,000
GRANTOR: LINDBERG CARL HAKAN M						
GRANTEE: HILT BRUCE ROBERT &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W2 N2 W9 S2 W9 FOP=[YR=2003] W29 S3 E3 S8 E16 N5 E10 N6 \$ S6 W10 S5 W16 N8 W3 N3 W9 S3 W3 S40 E6 N1 E4 S1 E10 FOP=[YR=2003] S4 E9 N6 W7 S2 W2 \$ E2 N2 E15 FGR=[YR=2003] S39 E11 N2 E11 N32 W12 N5 W10 \$ E10 S5 E12 N2 E2 N44 \$ .	