

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,106	100	2,106
FGR	562	55	309
FOP	10	30	3
FST	54	55	30
USP	288	30	86
TOTALS	3,020		2,534
			213,702

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 0								
Heated Area: 2106						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		213,702	
TOTAL MARKET OB/XF VALUE		28,739	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		264,441	
SOH/AGL Deduction		122,686	
ASSESSED VALUE		141,755	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		91,755	
TOTAL JUST VALUE		264,441	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230014	REPAIR/RRF	0	01/26/2023
B0902027	ADDITION	11,000	02/24/2009
	SWIM POOL	9,600	05/04/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0549/1198	8/10/1988	WD	U	I	07	100
GRANTOR: BRIGHT JOSEPH W						
GRANTEE: HILL GARRY S						
0523/0283	7/28/1987	WD	Q	I		69,900
GRANTOR: BRIGHT JOSEPH W						
GRANTEE: HILL GARRY S & SUE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1975
3	0803	ASPHALT C	0	100	0	1,469.00	SF	2.00	2.00	100	1980
4	0861	POOL GUNIT	0	100	19	665.00	SF	85.00	85.00	100	1989
5	0845	KOOL DECK	0	100	0	575.00	SF	7.25	7.25	100	1989
6	0510	GARAGE WD-	0	100	25	550.00	SF	35.00	35.00	100	2009
7	0681	POLE SHED	0	100	14	168.00	SF	15.00	15.00	100	1995

TOTAL OB/XF												28,739			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 USP=[YR=1993] W18 FST=[YR=1993] N6 W6											
FGR=[YR=1993] W22 S22 E28 N13 W6 N9\$ S9 E6 N3\$ S16 E18 N16\$											
S16 W46 S30 E16 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S2 E41 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF												28,739			
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	0006	R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000										