



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4046.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,199 100 1,199 118,259
FGR	469 55 258 25,447
FOP	52 30 16 1,578
PTO	120 5 6 591
TOTALS	1,840 1,479 145,876

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,479	124.5420	112.40	166,240	1997	1997	0	0	12.25	87.75	

1 SINGLE FAM - 0% - 0 Heated Area: 1199 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		145,876	
TOTAL LAND VALUE - MARKET		2,707	
TOTAL MARKET VALUE		50,000	
SOH/AGL Deduction		198,583	
ASSESSED VALUE		24,771	
TOTAL EXEMPTION VALUE		173,812	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		173,812	
NCON VALUE		198,583	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		173,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973675	NEW CONSTR	66,645	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0612	8/29/2022	SW	U	I	11	100

GRANTOR: HAYNAM DOUGLAS L & DE
GRANTEE: HAYNAM TRUST
1843/1805 3/01/2013 WD Q I 02 84,900
GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: HAYNAM DOUGLAS L &

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	0811	CONCRETE B	0 0	0 0	694.00	SF	5.20	5.20	100	1997	1997	3 75	2,707	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W10 PTO=[YR=1997] N10 W12 S10 E12 \$ W35 S17 FGR=[YR=1997] S23 E19 N23 W5 N4 W8 S4 W6 \$ E6 N4 E8 S4 E5 S21 E10 FOP=[YR=1997] S2 E6 N6 W2 N4 W4 S8 \$ N8 E4 S4 E12 N34 \$.	

LAND DESCRIPTION													TOTAL OB/XF 2,707												
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								