



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1,703	229,016
BAS	288	100	288	38,730
FGR	616	55	339	45,588
FOP	92	30	28	3,765
PTO	120	5	6	807
PTO	120	5	6	807

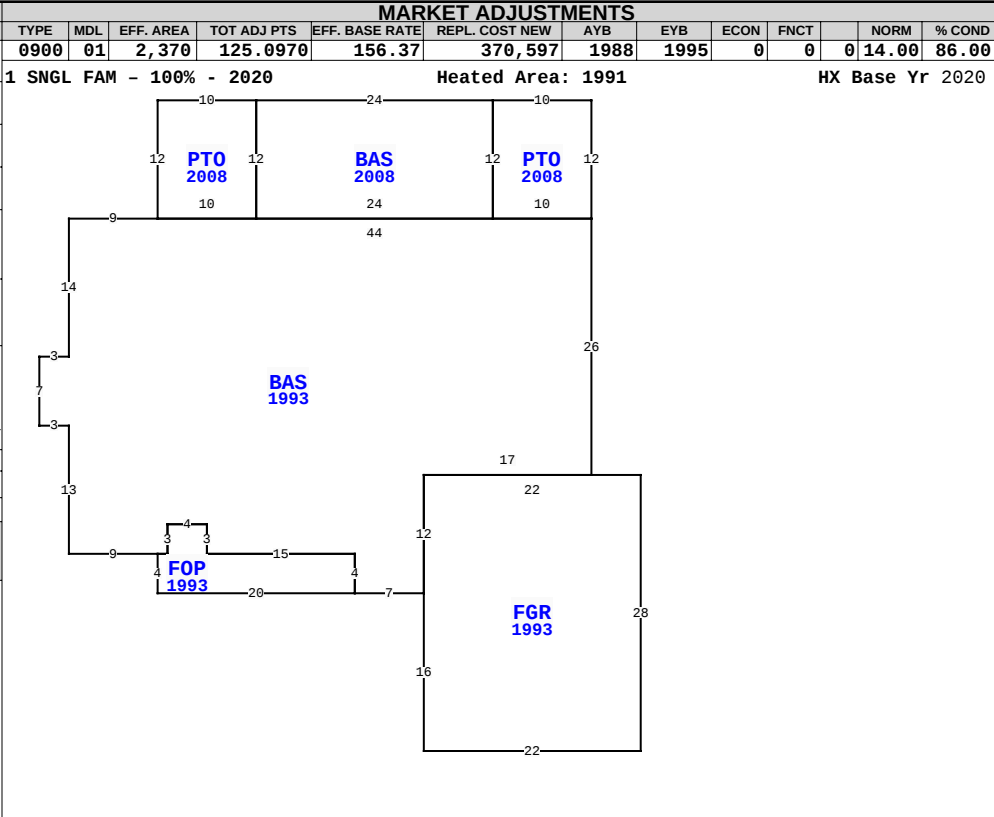
TOTALS	2,939		2,370	318,713
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	37	3	111.00	SF	6.50	6.50	100	1988	1988	3	54.5	393	
2	0811	CONCRETE B	0 100	41	16	656.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,859	
3	0855	CONC PAVER	0 100	2	19	38.00	SF	10.00	10.00	100	2005	2005	3	86	327	
4	0462	ST/AL FNC	0 100	0	0	192.00	SF	10.00	10.00	100	2009	2009	3	56	1,075	
5	0911	SCRN RM A	0 100	14	16	224.00	SF	17.50	17.50	100	2021	2021	3	93	3,646	
6	0811	CONCRETE B	0 100	14	16	224.00	SF	5.20	5.20	100	2021	2021	3	99	1,153	

LAND DESCRIPTION																
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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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF 8,453																
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TOTAL OB/XF 8,453																
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NASSAU COUNTY PROPERTY																
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,713
TOTAL MARKET OB/XF VALUE		8,453
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		477,166
SOH/AGL Deduction		182,783
ASSESSED VALUE		294,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,383
TOTAL JUST VALUE		477,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007568	ADDITION	0	01/01/2021
R07309	ADDITION	1,000	03/01/2005
4744	NEW CONSTR	61,559	03/17/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2254/0795	2/07/2019	WD Q	I 01 315,000
GRANTOR: HAMBY DIANE L			
GRANTEE: NISHIKAWA TY T & TA			
1634/0839	6/23/2009	FJ U	I 11 0
GRANTOR: CLERK OF COURT			
GRANTEE: HAMBY DIANE L			

BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2008] W10 BAS=[YR=2008] W24 PTO=[YR=2008] W10 S12 BAS=[YR=1993] W9 S14 W3 S7 E3 S13 E9 FOP=[YR=1993] S4 E20 N4 W15 N3 W4S3 W1\$E1 N3 E4 S3 E15 S4 E7 FGR=[YR=1993] S16 E22 N28 W22 S12\$ N12 E17 N26 W44\$ E10 N12\$ S12 E24 N12\$ S12 E10 N12\$.			