



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	93,399
FGR	417	55	229	20,026
FOP	9	30	3	262
FOP	48	30	14	1,224
FUS	504	100	504	44,076
TOTALS	2,046		1,818	158,989

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	685.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	0	0	112.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0	0006	R-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,818	109.2000	103.74	188,599	1990	1990		0	0	15.70

1 TOWNHOUSE - 0% - 0

Heated Area: 1572

HX Base Yr

Diagram of the property layout showing various areas labeled with codes and values:

FOP 1993

FUS 1993

BAS 1993

FGR 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/19/2024

MLU

TOTAL OB/XF											
5,253											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,989	
TOTAL MARKET OB/XF VALUE		5,253	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		329,242	
SOH/AGL Deduction		29,483	
ASSESSED VALUE		299,759	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		299,759	
TOTAL JUST VALUE		329,242	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5965	NEW CONSTR	138,110	05/08/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2269/0729	4/16/2019	WD	Q	I	01
GRANTOR: HIRSCHBERGER KENNETH					
GRANTEE: BLANKENBAKER HARLEY					
2035/0773	3/18/2016	WD	Q	I	01
GRANTOR: ALAIMO JAMES LAWRENCE					
GRANTEE: HIRSCHBERGER KENNET					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E19 N21 W6 N3 W6 S3 W7 S3 \$ N3 E7 N3 E6 S3 E6 N40 \$ PTR= E15 FUS=[YR=1993] E24 S21W24 N21 \$ W15 \$.											