



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	851	100	851	68,233
BAS	516	100	516	41,372
FOP	140	30	42	3,368
FUS	660	100	660	52,919

TOTALS	2,167		2,069	165,892
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0350	CARPORT WD	0 100	12	20	240.00	SF	13.00	
3	0861	POOL GUNIT	0 100	13	28	364.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	550.00	SF	7.25	
5	0810	CONCRETE A	0 100	0	0	238.00	SF	6.50	
6	0510	GARAGE WD-	0 100	22	22	484.00	SF	29.75	
7	0681	POLE SHED	0 100	20	9	180.00	SF	15.00	
8	0811	CONCRETE B	0 100	31	20	620.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.29

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,069	103.9780	98.78	204,376	1984	1995	0	0	0 18.83	81.17	
1 SINGLE FAM - 100% - 2005 Heated Area: 2027 HX Base Yr 2005												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0350	CARPORT WD	0 100	12	20	240.00	SF	13.00	13.00	100	1950	1950	3	20	624	
3	0861	POOL GUNIT	0 100	13	28	364.00	SF	85.00	85.00	100	1997	1997	3	20	6,188	
4	0845	KOOL DECK	0 100	0	0	550.00	SF	7.25	7.25	100	1997	1997	3	73	2,911	
5	0810	CONCRETE A	0 100	0	0	238.00	SF	6.50	6.50	100	1997	1997	3	73	1,129	
6	0510	GARAGE WD-	0 100	22	22	484.00	SF	29.75	29.75	100	2000	2000	3	28	4,032	
7	0681	POLE SHED	0 100	20	9	180.00	SF	15.00	15.00	100	2003	2003	3	32	864	
8	0811	CONCRETE B	0 100	31	20	620.00	SF	5.20	5.20	100	2003	2003	3	83	2,676	

TOTAL OB/XF										21,084						
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.29	AC		1.00	1.00	1.00	30,000.00	30,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6 Tax Dist:		
BUILDING MARKET VALUE										165,892		
TOTAL MARKET OB/XF VALUE										21,084		
TOTAL LAND VALUE - MARKET										68,700		
TOTAL MARKET VALUE										255,676		
SOH/AGL Deduction										113,502		
ASSESSED VALUE										142,174		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										92,174		
TOTAL JUST VALUE										255,676		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										249,439		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006597	REPAIR/RRF	30,000	06/20/2019
B007580	GARAGE	9,350	08/01/2000
B007581	CARPORT	4,158	08/01/2000
B974427	SWIM POOL	12,000	11/01/1997

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1229/0878		5/11/2004	WD	Q	I		146,300		
GRANTOR: HAMLIN MARK S & RHOND									
GRANTEE: ROWE KEITH & TERESA									
0738/1867		9/11/1995	QC	U	I	06	100		
GRANTOR: HAMLIN MARK & RHONDA									
GRANTEE: HAMLIN MARK & RHOND									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W20 BAS=[YR=1993] W21 S3 W2 S7 E2 S23 FOP=[YR=1993] S7 E20 N7 W20\$ E25 N14 W5 N2 E11 N9W10 N8\$ S8 E10 S9 W11 S2 E5 S14 E16 N33\$ PTR= E15 FUS=[YR=1993] E20 S33 W20 N33\$ W15\$.									