

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	90	
Exterior Wall	21	STONE	10	
Roof Structure	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		3.5	100	
Frame	02	WOOD FRAME	100	
Stories	0	0	100	
Units	0	0	100	
Occupancy	00	NONE	100	
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	375,165
FGR	696	55	383	56,929
FOP	80	30	24	3,567
FOP	228	30	68	10,107
FUS	537	100	537	79,819
STR	63	10	6	892
TOTALS	4,128		3,542	526,479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2019								
Heated Area: 3061						HX Base Yr 2019					

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	599,507		
TOTAL MARKET OB/XF VALUE	70,362		
TOTAL LAND VALUE - MARKET	162,000		
TOTAL MARKET VALUE	831,869		
SOH/AGL Deduction	368,755		
ASSESSED VALUE	463,114		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	413,114		
TOTAL JUST VALUE	831,869		
NCON VALUE	29,454		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	704,806		

POOL HOUSE T=1254 H=990 P=264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009824	POOL HOUSE	174,471	08/01/2023
23002121	GARAGE	99,720	02/16/2023
22011494	SWIM POOL	50,000	07/27/2022
18007177	CO ISSUED	0	07/16/2018
17003565	NEW CONSTR	386,726	06/29/2017
17003568	GARAGE	41,131	06/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100

GRANTOR: HAINES TAIGE A & TIMO
GRANTEE: HAINES TIMOTHY & TA
1912/0699 3/06/2014 WD Q V 02 71,500
GRANTOR: SALT MARSH ERNIE & CHR
GRANTEE: HAINES TAIGE A & TI

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	0812	CONCRETE C	0	100	0	1,619.00	SF	4.00	4.00	100	2018	2018	3	97	6,282	
2	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	2022	2022	3	98	37,485	
3	0855	CONC PAVER	0	100	0	1,900.00	SF	10.00	10.00	100	2022	2022	3	100	19,000	
4	0810	CONCRETE A	0	100	0	490.00	SF	6.50	6.50	100	2022	2022	3	100	3,185	
5	0680	POLE SHED	0	100	25	450.00	SF	10.00	10.00	100	2022	2022	3	98	4,410	

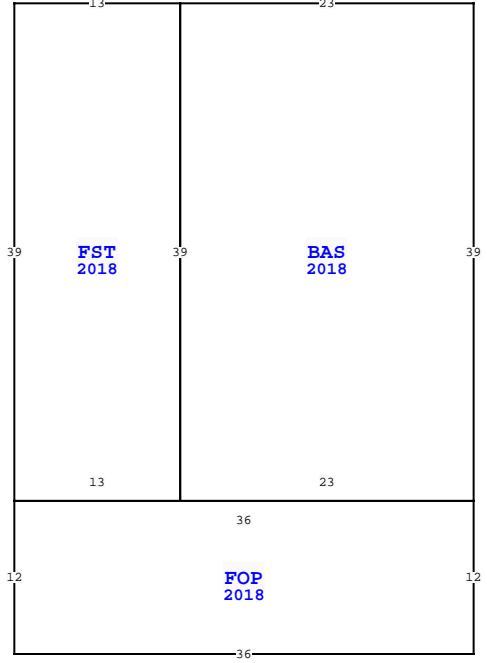
BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/28/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=2018] W15 FOP=[YR=2018] W2 N6 W18 S12 E20 N6\$ S6 W20 N8 W13 S12 W15 S41 E4 FGR=[YR=2018] S31 E8 S1 E14 N32 W22\$ E22 N6 STR=[YR=2018] E6 FOP=[YR=2018] S4 E10 N4 W1 N5 W8 S5 W1\$ E1 N9 W7 S9\$ N9 E7 S4 E8 S5 E12 N12 E10 N33\$ PTR=E20 FUS=[YR=2018] E2 N6 E15 S5 E5 S17 W7 S6 W15 N22\$ W20\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	000115	C	SFR ACRES	100		PUD	0.00	0.00	8.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	144,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	06	CUST PANEL	70	
Interior Wall	01	MINIMUM	30	
Interior Floor	03	CONC FINSH	100	
Air Condition	99	N/A	100	
Heating Type		N/A	100	
Bedrooms		0	100	
Bathrooms		0	100	
Frame	02	WOOD FRAME	100	
Stories	0	0	100	
Units	0	0	100	
Occupancy	00	NONE	100	
Quality	06	Quality Level	06	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	897	100	897	29,928
FOP	432	30	130	4,338
FST	507	55	279	9,308
TOTALS	1,836		1,306	43,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2019			Heated Area: 897			HX Base Yr 2019					



NASSAU COUNTY PROPERTY		PAGE 2 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			599,507
TOTAL MARKET OB/XF VALUE			70,362
TOTAL LAND VALUE - MARKET			162,000
TOTAL MARKET VALUE			831,869
SOH/AGL Deduction			368,755
ASSESSED VALUE			463,114
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			413,114
TOTAL JUST VALUE			831,869
NCON VALUE			29,454
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			704,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TAIGE A & TIMO						
GRANTEE: HAINES TIMOTHY & TA						
1912/0699	3/06/2014	WD	Q	V	02	71,500
GRANTOR: SALT MARSH ERNIE & CHR						
GRANTEE: HAINES TAIGE A & TI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/28/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W23 FST=[YR=2018] W13 S39 FOP=[YR=2018] S12 E36 N12 W36\$ E13 N39\$ S39 E23 N39\$.	

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

LAND DESCRIPTION															TOTAL OB/XF									
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

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC		9013.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,500	100
FCP	300	25
TOTALS	1,800	1,575

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3												
3 GARAGE RES - 100% - 2024			Heated Area: 1500			HX Base Yr 2019						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,500	100	1,500	28,052								
FCP	300	25	75	1,403								
TOTALS	1,800		1,575	29,454								

NASSAU COUNTY PROPERTY			PAGE 3 of 3	6
VALUATION SUMMARY				
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Tax Group: 6	Tax Dist:			
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TOTAL LAND VALUE - MARKET	162,000			
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BASE TAXABLE VALUE	413,114			
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PREVIOUS YEAR MKT VALUE	704,806			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TAIGE A & TIMO						
GRANTEE: HAINES TIMOTHY & TA						
1912/0699	3/06/2014	WD	Q	V	02	71,500
GRANTOR: SALT MARSH ERNIE & CHR						
GRANTEE: HAINES TAIGE A & TI						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=140,20] W50 S30 E50 N30 \$	
FCP=[YR=2024;ORIG=90,20] W10 S30 E10 N30 \$	

LAND DESCRIPTION													TOTAL OB/XF												
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	