



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	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		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,074	100	2,074
FGR	484	55	266
FOP	248	30	74
FUS	660	100	660
TOTALS	3,466		3,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,074	105.2940	131.62	404,600	1989	1989	0	0	24.70	75.30

1 SNGL FAM - 100% - 0 Heated Area: 2734 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		304,664	
TOTAL MARKET OB/XF VALUE		23,631	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		365,795	
SOH/AGL Deduction		201,191	
ASSESSED VALUE		164,604	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		114,604	
TOTAL JUST VALUE		365,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,211	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0206	6/23/1988	WD	Q	V		15,000
GRANTOR: HAGAN GRADY J						
GRANTEE: HYATT DON LYNN SR						

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

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	3,825.00	SF	4.00	4.00	100	1989	1989	3	57	8,721	
3	0510	GARAGE WD-	0	100	30	600.00	SF	35.00	35.00	100	2008	2008	3	52	10,920	
4	0351	CARPORT MT	0	100	12	240.00	SF	10.00	10.00	100	2008	2008	3	35	840	
5	0351	CARPORT MT	0	100	12	240.00	SF	10.00	10.00	100	2008	2008	3	35	840	
TOTALS															23,631	

BUILDING NOTES																

BUILDING DIMENSIONS														
BAS=[YR=1993] W7N6W22N25W23S25W7N1W9 S1W11S7FGR=[YR=1993] S22E22N22W22S E22 S16 E13 S2 E3 FOP=[YR=1993] S8 E31 N8 W31S E34 N3 E7 N16S PTR=N20 FUS=[YR=1993] N14E41 S18 W15 N10 W3 S10 W11 N4 W12S S20S.														

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	0004	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							