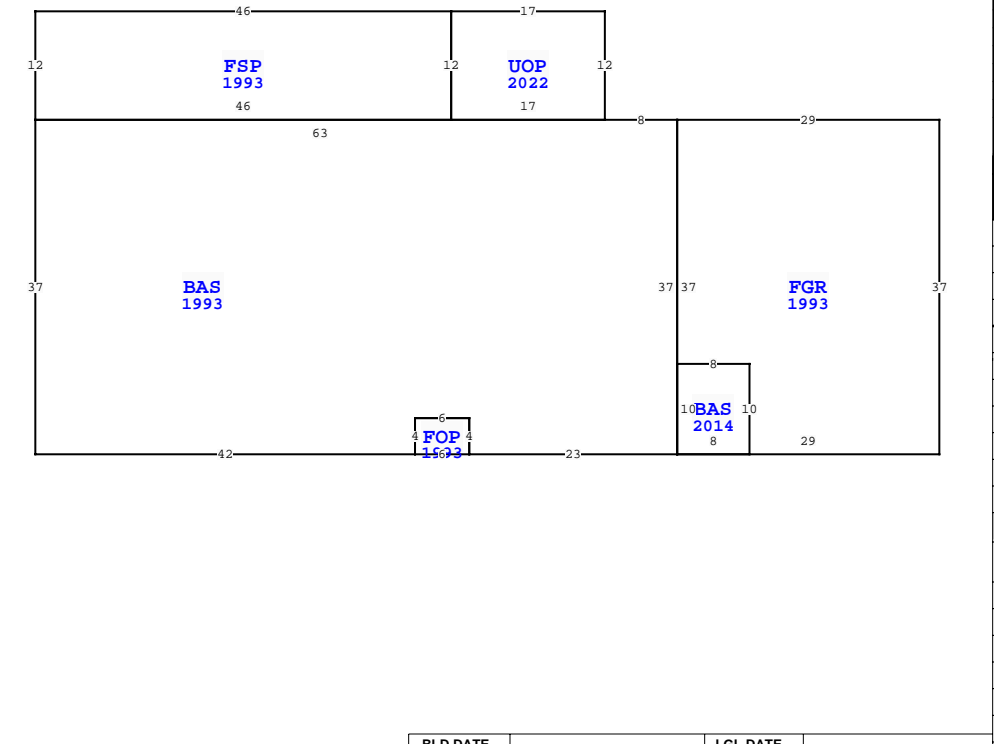




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,542	89.5050	111.88	396,279	1991	1996	0	0	20.25	79.75



Quality	01 Quality Level 01			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100	2,603	232,251
BAS	80	100	80	7,138
FGR	1,073	55	590	52,642
FOP	24	30	7	624
FSP	552	40	221	19,718
UOP	204	20	41	3,658
TOTALS	4,536		3,542	316,033

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			334,394
TOTAL MARKET OB/XF VALUE			93,806
TOTAL LAND VALUE - MARKET			168,480
TOTAL MARKET VALUE			596,680
SOH/AGL Deduction			190,002
ASSESSED VALUE			406,678
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			356,678
TOTAL JUST VALUE			596,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			587,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009521	XFOB	9,400	06/22/2022
22004245	SWIM POOL	92,000	03/17/2022
22003737	ADDITION	23,000	03/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1719	4/15/2016	WD Q	Q	I	01	330,000
GRANTOR: HEMMING GUST A & MONI						
GRANTEE: SPOTSWOOD DANIELLE						
1554/0530	3/05/2008	WD Q	Q	I		325,000
GRANTOR: TISON WILLIAM H ETAL						
GRANTEE: HEMMING GUST A & MO						

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	0300	BOAT DCK W	0 100	0	0	216.00	SF	40.00	40.00	100	2000	2000	3	28	2,419	
2	0681	POLE SHED	0 100	58	24	1,392.00	SF	15.00	15.00	100	2008	2008	3	52	10,858	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
4	0812	CONCRETE C	0 100	0	0	1,381.00	SF	4.00	4.00	100	1991	1991	3	62	3,425	
5	0911	SCRN RM A	0 100	47	27	1,269.00	SF	17.50	17.50	100	2022	2022	3	97	21,541	
6	0861	POOL GUNIT	0 100	35	15	525.00	SF	85.00	85.00	100	2022	2022	3	98	43,733	
7	0855	CONC PAVER	0 100	0	0	744.00	SF	10.00	10.00	100	2022	2022	3	100	7,440	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

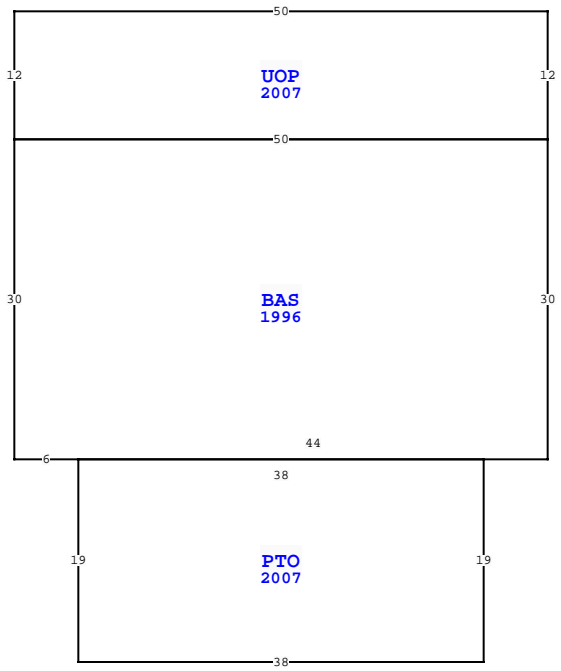
BUILDING NOTES			
BLD DATE 07/25/2008			
LGL DATE 05/19/2023 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
FGR=[YR=1993] W29 BAS=[YR=1993] W8 UOP=[YR=2022] N12W17			
FSP=[YR=1993] W46 S12 E46 N12\$ S12 E17\$ W63 S37 E42			
FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E23 N37\$ S37			
BAS=[YR=2014] E8 N10 W8 S10\$ E29 N37\$.			

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		OR	0.00	0.00	10.53	AC		1.00	1.00	1.00	16,000.00	16,000.00	168,480							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8026.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,500	100
PTO	722	5
UOP	600	20
TOTALS	2,822	1,656

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: 1500 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		334,394	
TOTAL MARKET OB/XF VALUE		93,806	
TOTAL LAND VALUE - MARKET		168,480	
TOTAL MARKET VALUE		596,680	
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ASSESSED VALUE		406,678	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		356,678	
TOTAL JUST VALUE		596,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		587,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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1554/0530	3/05/2008	WD Q	Q	I		325,000
GRANTOR: TISON WILLIAM H ETAL						
GRANTEE: HEMMING GUST A & MO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU						
	07/25/2008			05/19/2023								

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2007] N12 W50 S12 BAS=[YR=1996] S30 E6											
PTO=[YR=2007] S19 E38 N19 W38\$ E44 N30 W50\$ E50\$.											

LAND DESCRIPTION												TOTAL OB/XF												0
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