



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

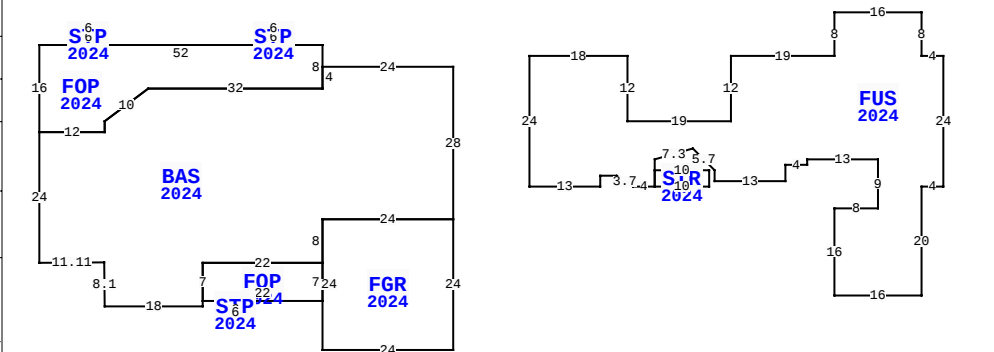
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,360	100	2,360	259,340
FGR	576	55	317	34,835
FOP	154	30	46	5,055
FOP	536	30	161	17,692
FUS	1,847	100	1,847	202,967
STP	12	10	1	110
STP	18	10	2	220
STP	18	10	2	220
STR	30	10	3	330
TOTALS	5,551		4,739	520,769

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20 20	400.00	SF	6.50	6.50	100	2000
2	0940	SHEDS/PORT	0	0	20 10	200.00	SF	30.00	30.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	4,739	87.9092	109.89	520,769	2023	2023	0	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2024													
Heated Area: 4207													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		520,769	
TOTAL MARKET OB/XF VALUE		3,254	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		599,023	
SOH/AGL Deduction		24,308	
ASSESSED VALUE		574,715	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		574,715	
TOTAL JUST VALUE		599,023	
NCON VALUE		520,769	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327389	NEW CONSTR	284,448	07/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1844/0003	3/06/2013	WD	Q	I	05
GRANTOR: HADSOCK ROBERT					SALE PRICE
GRANTEE: MELHORN CHARLES					44,000
1158/0687	7/31/2003	QC	U	I	01
GRANTOR: MORGAN EMILY HADSOCK					100
GRANTEE: HADSOCK ROBERT					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=22,34] N2 U6R8 E32 N4 E24 S28 W24 S8 W22 S7 S1 W18 U8.1L0.1 D0.1L11.11 N24 E12 \$											
FGR=[YR=2024;ORIG=62,50] E24 S24 W24 N24 \$											
FOP=[YR=2024;ORIG=40,58] E22 S7 W22 N7 \$											
STP=[YR=2024;ORIG=43,65] E6 S2 W6 N2 \$											
FOP=[YR=2024;ORIG=10,34] E12 N2 U6R8 E32 N8 W52 S16 \$											
STP=[YR=2024;ORIG=56,18] W6 N3 E6 S3 \$											
STP=[YR=2024;ORIG=16,18] E6 N3 W6 S3 \$											
FUS=[YR=2024;ORIG=100,20] E18 S12 E19 N12 E19 N8 E16 S8 E4 S24 W4 S20 W16 N16 E8 N9 W13 S1 W4 S3 W13 N2 U4L4 D2L7 S2 S3 W4 U2L3 W3 S2 W13 N24 \$											
STR=[YR=2024;ORIG=123,44] E10 N3 W10 S3 \$											

TOTAL OB/XF											
3,254											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC	