



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,966	100	1,966	207,521
FDU	88	65	57	6,017
FDU	180	65	117	12,350
FGR	552	55	304	32,088
FOP	168	30	50	5,278
FSP	288	40	115	12,139
UOP	60	20	12	1,266
UOP	112	20	22	2,322

TOTALS	3,414		2,643	278,982
--------	-------	--	-------	---------

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	0 100	16	8	128.00	SF	6.50	6.50	100	2002
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2000
3	0812	CONCRETE C	0 100	0	0	3,236.00	SF	4.00	4.00	100	2002
4	1242	WD DECK A	0 100	0	0	350.00	SF	10.00	10.00	100	2002
5	1076	TRELLIS A	0 100	15	15	225.00	SF	7.50	7.50	100	2003

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.51	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,643	94.0896	117.61	310,843	2002	2002	0	0	10.25	89.75
1 SNGL FAM - 100% - 2018 Heated Area: 1966 HX Base Yr 2018											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
13,936											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,081	
TOTAL MARKET OB/XF VALUE		13,936	
TOTAL LAND VALUE - MARKET		104,690	
TOTAL MARKET VALUE		400,707	
SOH/AGL Deduction		196,471	
ASSESSED VALUE		204,236	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		154,236	
TOTAL JUST VALUE		400,707	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300776	REPAIR/RRF	34,860	01/19/2023
B029319	NEW CONSTR	151,957,900	02/01/2002
E018436	CHNGE SRVC	0	08/01/2001
MH002977	MH MOVE-ON	0	02/01/2000
B963532	CARPORT	8,942	02/01/1997
MH951034	MH MOVE-ON	0	08/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2165/1826	12/21/2017	WD U	I	I	37
GRANTOR: HILLIARD AVALON FARM					
GRANTEE: BLAUDOW DELORES A T					
1791/1919	4/27/2012	WD Q	I	I	01
GRANTOR: CAIN RICHARD Y & DEBO					
GRANTEE: HILLIARD AVALON FAR					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2002] W31 FSP=[YR=2008] N12 W24 S12 E24 \$ W34 S38 E13 FOP=[YR=2002] E28 FGR=[YR=2002] S9 E24 N23 W24 S14 \$ N6 W28 S6 \$ N6 E28 N8 E24 N24 \$ PTR=E15 UOP=[YR=2008] E17 FDU=[YR=2008] N4 E15 S12 UOP=[YR=2008] S4 W15 N4 E15\$ W15 N8\$ S8 W9 FDU=[YR=2008] S8 W8 N11 E8 S3\$ N3 W8 N5\$ W15\$.					

[illegible]