

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 70			
Exterior Wall	15 CONC BLOCK 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
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			
Occupancy	00 NONE 100			
Quality	01 Quality Level 01			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	181,845
FCP	576	25	144	13,870
FDU	120	65	78	7,513
FOP	92	30	28	2,697
FOP	591	30	177	17,048
UGR	576	45	259	24,946
TOTALS	3,843		2,574	247,919

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,574	88.9056	111.13	286,049	1996	1996	0	0	13.33	86.67

1 SNGL FAM - 100% - 1997 Heated Area: 1888 HX Base Yr 1997

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	275,275		
TOTAL MARKET OB/XF VALUE	17,725		
TOTAL LAND VALUE - MARKET	170,400		
TOTAL MARKET VALUE	463,400		
SOH/AGL Deduction	233,073		
ASSESSED VALUE	230,327		
TOTAL EXEMPTION VALUE	55,000	HX HB DX	
BASE TAXABLE VALUE	175,327		
TOTAL JUST VALUE	463,400		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	415,375		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002301	REPAIR/RRF	15,820	03/05/2018
E15265	ELEC OTHER	1,200	07/01/2005
B9906147	SWIM POOL	17,120	06/01/1999
974210	GARAGE	9,792	08/01/1997
963569	FOUNDATION	951	01/01/1997
963156	NEW CONSTR	75,500	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/0265	8/12/1999	QC	U	I	01	100

GRANTOR: HEBERT LYNN C
GRANTEE: HEBERT LYNN C & RAM
0751/0913 2/14/1996 WD Q V 20,500
GRANTOR: COOK W K & MARVIN E H
GRANTEE: HEBERT LYNN C

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	0845	KOOL DECK	0	100	0	0		7.25	7.25	100	1999	1999	3	77	3,629	
2	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	1999	1999	3	23	8,211	
3	0803	ASPHALT C	0	100	0	0	SF	2.00	2.00	100	2004	2004	3	54	4,320	
4	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2005	2005	3	86	1,565	

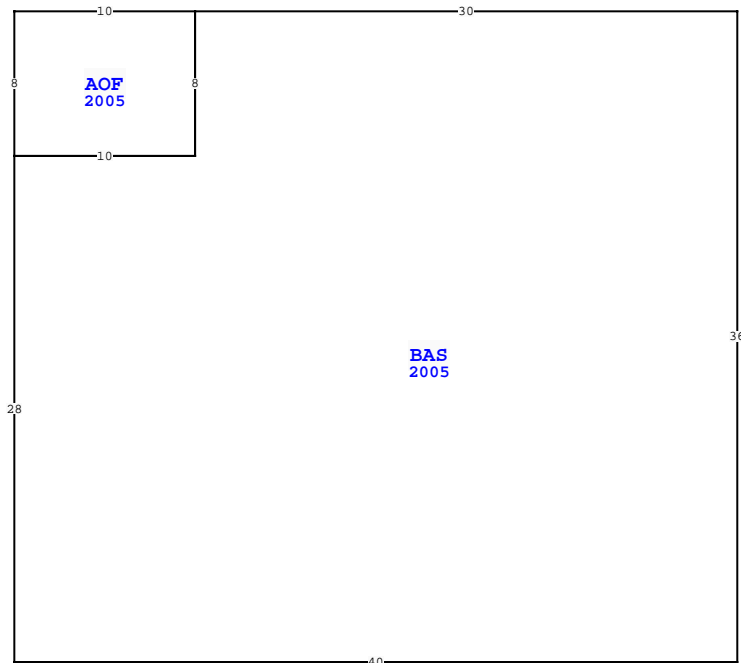
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	170,400							

TOTAL OB/XF												17,725											
REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.13 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/06/2024 BY SYS																							



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	10 STEEL FRME 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	01 MINIMUM 100			
Interior Floo	03 CONC FINSH 100			
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			
Occupancy	00 NONE 100			
Quality 06 Quality Level 06				
DOR CODE 0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC 4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	110	88	1,663
BAS	1,360	100	1,360	25,694
TOTALS		1,440	1,448	27,356

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% - 1997 Heated Area: 1440 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,275	
TOTAL MARKET OB/XF VALUE		17,725	
TOTAL LAND VALUE - MARKET		170,400	
TOTAL MARKET VALUE		463,400	
SOH/AGL Deduction		233,073	
ASSESSED VALUE		230,327	
TOTAL EXEMPTION VALUE		HX HB DX 55,000	
BASE TAXABLE VALUE		175,327	
TOTAL JUST VALUE		463,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/0265	8/12/1999	QC	U	I	01	100
GRANTOR: HEBERT LYNN C						
GRANTEE: HEBERT LYNN C & RAM						
0751/0913	2/14/1996	WD	Q	V		20,500
GRANTOR: COOK W K & MARVIN E H						
GRANTEE: HEBERT LYNN C						

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

TOTAL OB/XF												0				

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W30 AOF=[YR=2005] W10 S8 E10 N8 \$ S8 W10 S28 E40 N36 \$.

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				