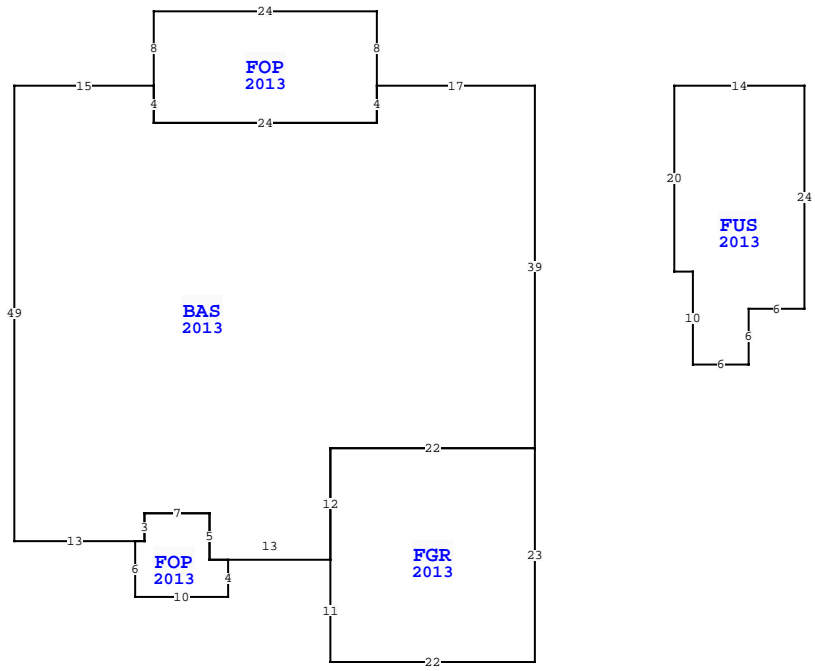


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,433	100	2013
FGR	506	55	2013
FOP	77	30	2013
FOP	288	30	2013
FUS	364	100	2013
TOTALS	3,668		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2023							
Heated Area: 2797						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			573,011
TOTAL MARKET OB/XF VALUE			66,062
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			789,073
SOH/AGL Deduction			112,354
ASSESSED VALUE			676,719
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			625,997
TOTAL JUST VALUE			789,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			764,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222612	SWIM POOL	100,800	12/13/2022
20132081	WALLUNDER	0	09/05/2013
20130811	NEW CONSTR	2,000	04/16/2013
20130664	H/AC	6,700	04/01/2013
20122306	NEW CONSTR	2,800	11/13/2012
20121877	NEW CONSTR	298,087	09/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/436	7/07/2025	WD	Q	I	01	905,000
GRANTOR: HILL JOHN M & SHARON						
GRANTEE: GALAMBOS KAREN S						
2558/1245	4/27/2022	WD	Q	I	02	780,000
GRANTOR: CULLEN SCOTT M &						
GRANTEE: HILL JOHN MILLIKAN						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
2	0855	CONC PAVER	0	100	0	0	544.00	SF	7.00	7.00	100	2013	2013	3	93	3,541	
3	0855	CONC PAVER	0	100	0	0	98.00	SF	10.00	10.00	100	2013	2013	3	93	911	
4	0861	POOL GUNIT	1	100	0	0	360.00	SF	85.00	85.00	100	2024	2023		98	29,988	
5	0857	SANDSTONE/	1	100	0	0	568.00	SF	16.00	16.00	100	2024	2023		100	9,088	
6	0871	POOL HTR R	1	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		97	3,880	
7	0462	ST/AL FNC	1	100	0	0	336.00	SF	10.00	10.00	100	2024	2023		98	3,293	
8	0463	FENCE GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
9	0911	SCRN RM A	1	100	0	0	758.00	SF	17.50	17.50	100	2024	2023		97	12,867	
TOTALS															66,062		

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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							