



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 1029.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1993	1,068	97,966
FGR	417	55	1993	229	21,006
FOP	9	30	1993	3	276
FOP	48	30	1993	14	1,284
FUS	504	100	1993	504	46,231
TOTALS	2,046			1,818	166,762

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	685.00	SF	6.50
3	1242	WD DECK A	0	0	0	0	112.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0320 01 1,818 109.2000 109.20 198,526 1990 1990 0 0 0 16.00 84.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1572 HX Base Yr

FOP 1993

FUS 1993

BAS 1993

FGR 1993

BLD DATE 03/19/2024 MLU

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF									
5,072									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,762	
TOTAL MARKET OB/XF VALUE		5,072	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		336,834	
SOH/AGL Deduction		7,099	
ASSESSED VALUE		329,735	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		329,735	
TOTAL JUST VALUE		336,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5965	NEW CONSTR	138,110	05/08/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0729	4/16/2019	WD	Q	I	01	287,000
GRANTOR: HIRSCHBERGER KENNETH						
GRANTEE: BLANKENBAKER HARLEY						
2035/0773	3/18/2016	WD	Q	I	01	200,500
GRANTOR: ALAIMO JAMES LAWRENCE						
GRANTEE: HIRSCHBERGER KENNET						

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26

FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6

FGR=[YR=1993] S18 E19 N21 W6 N3 W6 S3 W7 S3 \$ N3 E7 N3 E6 S3

E6 N40 \$ PTR= E15 FUS=[YR=1993] E24 S21W24 N21 \$ W15 \$.