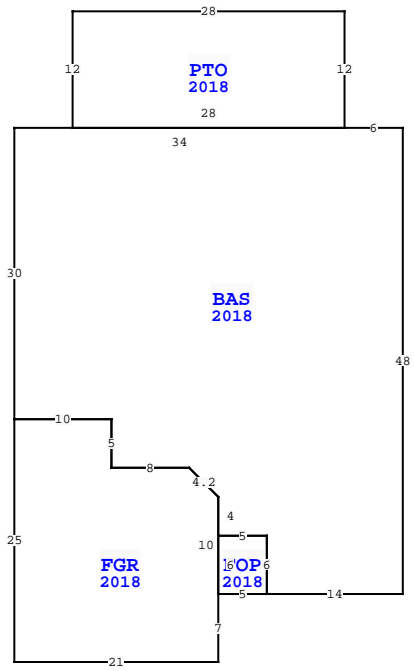


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,572	100	2018
FGR	466	55	2018
FOP	30	30	2018
PTO	336	5	2018
TOTALS	2,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,854	109.7600	144.88	268,608	2018	2018	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 1572 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			278,986
TOTAL MARKET OB/XF VALUE			13,409
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			352,395
SOH/AGL Deduction			110,862
ASSESSED VALUE			241,533
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			190,811
TOTAL JUST VALUE			352,395
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005745	NEW RES AC	5,339	05/28/2025
17006347	CO ISSUED	0	04/19/2018
1800875	GARAGE	48,950	02/01/2018
17009411	NEW CONSTR	196,999	10/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0818	10/12/2022	WD	U	I	11	100
GRANTOR: HESTER TALMADGE & MEL						
GRANTEE: HESTER FAMILY REVOC						
2596/0816	10/12/2022	WD	U	I	11	100
GRANTOR: HESTER TALMADGE						
GRANTEE: HESTER TALMADGE & M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	3,456.00	SF	4.00	4.00	100	2018

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W6 PTO=[YR=2018] N12 W28 S12 E28\$ W34 S30	
FGR=[YR=2018] S25 E21 N7 FOP=[YR=2018] E5 N6 W5 S6\$ N10 L3 U3	
W8 N5 W10\$ E10 S5 E8 R3 D3 S4 E5 S6 E14 N48\$.	

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	DPHT 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

