LOT 1 (EX PT IN OR 864/528)
HOG HILL #1 PBK 5/327

ESTEVES JOSE
45 SUNSET DR
LEHIGHTON, PA 18235

2025

10-3N-24-0775-0001-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

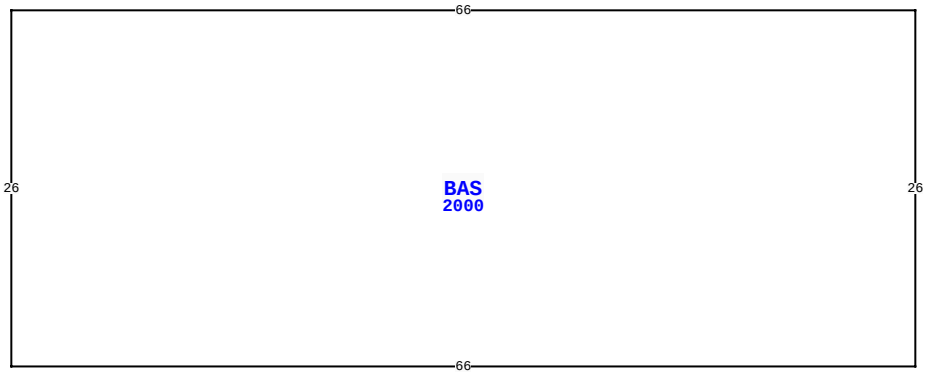
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2000	1,716	51,459
TOTALS	1,716			1,716	51,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	117.6000	99.96	171,531	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2023 Heated Area: 1716 HX Base Yr



151074 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,459
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	94,659
SOH/AGL Deduction	4,709
ASSESSED VALUE	89,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,950
TOTAL JUST VALUE	94,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951047	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1348	5/24/2022	SW	Q	I	01	128,000
GRANTOR: RENAISSANCE HEL TRUST						
GRANTEE: ESTEVES JOSE						
2029/0837	2/19/2016	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: RENAISSANCE HEL TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S26 E66 N26 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		OR	0.00	0.00	0.96	AC		1.00	1.00	1.00	45,000.00	45,000.00	43,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.96 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 07/30/2025 BY SYS