

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	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	05
NEIGHBORHOOD/LOC	5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,803	100	2017
FGR	612	55	2017
FOP	59	30	2017
FSP	190	40	2017
FUS	448	100	2017
STR	52	10	2017
TOTALS	4,164		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,687	103.6800	103.68	382,268	2017	2017	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2023 Heated Area: 3251 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			370,800
TOTAL MARKET OB/XF VALUE			5,731
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			431,531
SOH/AGL Deduction			8,765
ASSESSED VALUE			422,766
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			372,044
TOTAL JUST VALUE			431,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002665	CO ISSUED	0	03/30/2017
B1633000	NEW CONSTR	403,623	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1608	9/21/2022	WD Q	Q	I	01	550,000

GRANTOR: HAMILTON KEVIN L & ME
GRANTEE: TIMBERLAKE JOHN S I
2111/0498 3/30/2017 SW Q I 01 292,100
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: HAMILTON KEVIN L &

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W31 FSP=[YR=2017] W19 S10 E19 N10\$ S10 W19 S64 E15 FOP=[YR=2017] E6 N4 FGR=[YR=2017] E9 S4 E20 N21 W19 N2 W11 S19 E1\$ W1 N7 W5 S11\$ N11 E5 N12 E11 S2 E19 N53\$ PTR=E20 FUS=[YR=2017] E19 S14 STR=[YR=2017] E11 S4 W13 N4 E2\$ W2 S4 E2 S6 W19 N24\$ W20\$.	

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	0811	CONCRETE B	0	100	0	0		5.20	100	2017	2017	3	96	5,731	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							