

2025

18-4N-25-0000-0002-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,696	100
BAS	528	100
FOP	172	30
PTO	70	5
TOTALS	2,466	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,280	94.3740	124.57	284,020	1992	1995	0	0	21.75	78.25
1 SNGL FAM - 100% - 1993 Heated Area: 2224 HX Base Yr 1993											
TOTALS	2,466		2,280	222,246							

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,246	
TOTAL MARKET OB/XF VALUE		37,008	
TOTAL LAND VALUE - MARKET		113,700	
TOTAL MARKET VALUE		372,954	
SOH/AGL Deduction		182,261	
ASSESSED VALUE		190,693	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		139,971	
TOTAL JUST VALUE		372,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
04279	H/AC	2,800	07/22/1992
8299	NEW CONSTR	2,600	07/17/1992
4810	NEW CONSTR	3,200	07/06/1992
8209	NEW CONSTR	53,600	06/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0655	2/10/1992	WD	Q	V	01	100
GRANTOR: HADDOCK CARL SIDNEY						
GRANTEE: HADDOCK CARL LYNN						
0503/1275	11/25/1986	FS	U	V		5,000
GRANTOR: HADDOCK CARL SPENCER						
GRANTEE: HADDOCK CARL SIDNEY						

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
1	0681	POLE SHED	0 100	12	22	264.00	SF	15.00	15.00	100	1992	1992	3	20
2	0940	SHEDS/PORT	0 100	6	10	60.00	SF	18.30	18.30	100	1992	1992	3	20
3	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	20
4	1242	WD DECK A	0 100	0	0	303.00	SF	10.00	10.00	100	2000	2000	3	20
5	0681	POLE SHED	0 100	6	13	78.00	SF	15.00	15.00	100	2008	2008	3	48
6	0810	CONCRETE A	0 100	0	0	458.00	SF	6.50	6.50	100	2014	2014	3	94
7	0510	GARAGE WD-	0 100	40	30	1,200.00	SF	35.00	35.00	100	2014	2014	3	71
8	0810	CONCRETE A	0 100	0	0	198.00	SF	6.50	6.50	100	2014	2014	3	94

LAND DESCRIPTION										TOTAL OB/XF										37,008									
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		OR	0.00	0.00	3.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	113,700												
																		</											