



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 50			
Interior Wall	05	DRYWALL 50			
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			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	164,573
FOP	144	30	1993	43	4,002
UGR	1,116	45	1993	502	46,728
USP	540	30	1998	162	15,080
TOTALS	3,568			2,475	230,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,475	95.0400	125.45	310,489	1978	1988	0	0	25.80	74.20
1 SNGL FAM - 100% - 1998						Heated Area: 1768		HX Base Yr 1998			
The diagram shows a property layout with four distinct areas labeled in blue text: USP 1998 (top center), BAS 1993 (middle left), UGR 1993 (middle right), and FOP 1993 (bottom center). Dimensions are indicated by numbers along the lines of the areas. The overall plot dimensions are 52 (width) by 34 (height). The USP 1998 area is 27 wide and 20 high. The BAS 1993 area is 34 wide and 33 high. The UGR 1993 area is 36 wide and 31 high. The FOP 1993 area is 18 wide and 8 high. The total width of the plot is 52, and the total height is 34. The areas are separated by lines, and the overall plot is bounded by a line.											
BLD DATE								LGL DATE		05/21/2025 MLU	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0940	SHEDS/PORT	0	100	12	13	156.00	SF	20.10	20.10	100
3	0812	CONCRETE C	0	100	0	0	1,117.00	SF	4.00	4.00	100
4	0812	CONCRETE C	0	100	0	0	2,945.00	SF	4.00	4.00	100
TOTAL OB/XF 12,106											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	1.32	AC	1.00
REVIEW DATE 08/05/2021 BY TWA											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						230,383					
TOTAL MARKET OB/XF VALUE						12,106					
TOTAL LAND VALUE - MARKET						59,400					
TOTAL MARKET VALUE						301,889					
SOH/AGL Deduction						160,783					
ASSESSED VALUE						141,106					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						90,384					
TOTAL JUST VALUE						301,889					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						271,929					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985393	ADDITION	5,320	09/01/1998
5272	GARAGE	12,345	11/02/1988
5483	NEW CONSTR	150	11/02/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1743/1399	6/13/2011	WD	U	I	30	60,100			
GRANTOR:HILL-BUTLER ERAINA G									
GRANTEE: BUTLER TIMOTHY R &									
1555/1235	3/13/2008	QC	Q	I	01	100			
GRANTOR:HILL-BUTLER ERAINA G									
GRANTEE:HILL-BUTLER ERAINA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W36 BAS=[YR=1993] N1 USP=[YR=1998] N20 W27 S20 E27 \$ W52 S34 E17 FOP=[YR=1993] S8 E18 N8 W18 \$ E35 N33 \$ S31 E36 N31 \$.											