



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	840	100	1993	840	61,949
DCK	252	10	2002	25	1,844
FEP	144	80	2002	115	8,481
FST	140	55	2002	77	5,678
UOP	70	20	2002	14	1,033
TOTALS	1,446			1,071	78,984

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	0	30	22	660.00	SF	8.58
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0007	OR	0.00	0.00	3.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,071	97.6790	97.68	104,615	1955	1955	0	0
1 SINGLE FAM - 0% - 0									
Heated Area: 840									
HX Base Yr									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/09/2025 MLU									

TOTAL OB/XF									
7,133									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	0	30	22	660.00	SF	8.58
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

TOTAL OB/XF									
7,133									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0007	OR	0.00	0.00	3.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					78,984				
TOTAL MARKET OB/XF VALUE					7,133				
TOTAL LAND VALUE - MARKET					90,000				
TOTAL MARKET VALUE					176,117				
SOH/AGL Deduction					34,571				
ASSESSED VALUE					141,546				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					141,546				
TOTAL JUST VALUE					176,117				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					157,420				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1892/0080	11/27/2013	WD	U	I	11	100			
GRANTOR:HADDOCK LARRY L TRUST									
GRANTEE:HADDOCK JEFF RAY &									
1122/0304	3/17/2003	WD	Q	I	01	100			
GRANTOR:HADDOCK LEON & ALICE									
GRANTEE:HADDOCK HERBERT & A									

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=2002] W14 S1 UOP=[YR=2002] W7 BAS=[YR=1993] N10 W42 S2 FEP=[YR=2002] W8 S18 E8 N18 \$ S18 E29 FST=[YR=2002] S7 E20 N7 W20 \$ E13 N10 \$ S10 E7 N10 \$ S17 E14 N18 \$.									