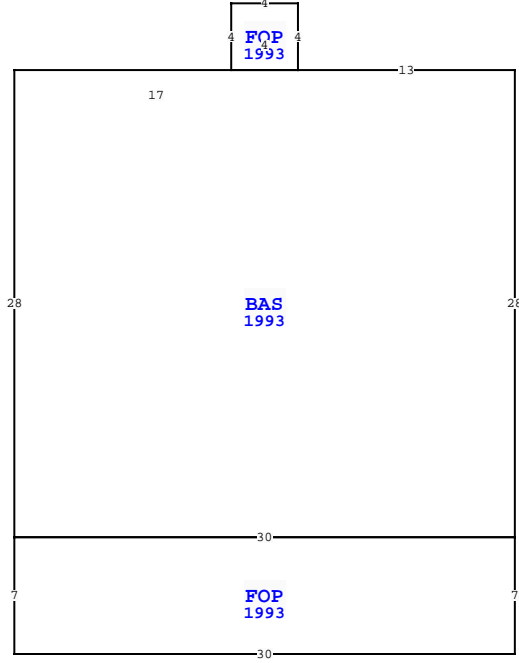




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	1993
FOP	16	30	1993
FOP	210	30	1993
TOTALS	1,066		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0		103,948	1930	1980		0	0	18.25	81.75
Heated Area: 840 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		139,620	
TOTAL MARKET OB/XF VALUE		45,602	
TOTAL LAND VALUE - MARKET		1,179,720	
TOTAL MARKET VALUE		369,848	
SOH/AGL Deduction		21,374	
ASSESSED VALUE		348,474	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		348,474	
TOTAL JUST VALUE		1,364,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,154,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4551	REMODEL	6,300	03/24/1993
7949	HOUSEMVING	1,700	03/23/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/1758	10/26/2020	TD	U	V	11	100
GRANTOR: CASSIDY CAROL T TRUST						
GRANTEE: CASSIDY RICHARD C J						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

EXTRA FEATURES		361163 TOMPKINS TRC, HILLIARD															
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	0202	BARN WD 30	0	0	64	98	6,272.00	SF	15.00	15.00	100	1988	1988	3	20	18,816	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0812	CONCRETE C	0	0	62	20	1,240.00	SF	4.00	4.00	100	1988	1988	3	52	2,579	
4	0812	CONCRETE C	0	0	0	0	1,097.00	SF	4.00	4.00	100	2012	2012	3	92	4,037	
5	0680	POLE SHED	0	0	36	36	1,296.00	SF	10.00	10.00	100	2012	2012	3	64	8,294	
6	0811	CONCRETE B	0	0	55	18	990.00	SF	5.20	5.20	100	2012	2012	3	92	4,736	
7	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	4,620	

TOTAL OB/XF		45,602																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	140.00	AC		1.00	1.00	1.00	390.00	390.00	54,600							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	370.00	370.00	29,230							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	76.24	AC		1.00	1.00	1.00	525.00	525.00	40,026							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	83.00	AC		1.00	1.00	1.00	190.00	190.00	15,770							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	378.24	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,134,720							

LAND DESCRIPTION		TOTAL OB/XF 45,602																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	140.00	AC		1.00	1.00	1.00	390.00	390.00	54,600							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	370.00	370.00	29,230							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	76.24	AC		1.00	1.00	1.00	525.00	525.00	40,026							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	83.00	AC		1.00	1.00	1.00	190.00	190.00	15,770							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	378.24	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,134,720							

