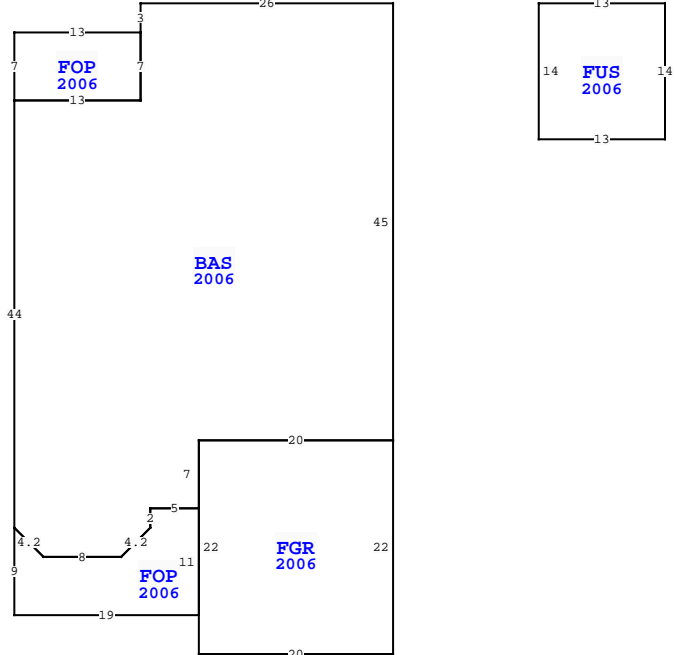




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,819	100	2006
FGR	440	55	2006
FOP	91	30	2006
FOP	148	30	2006
FUS	182	100	2006
TOTALS	2,680		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,314	108.9711	108.97	252,157	2006	2006		0	0	8.65	91.35
1 SINGLE FAM - 100% - 2024 Heated Area: 2001 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	230,345		
TOTAL MARKET OB/XF VALUE	22,286		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	317,631		
SOH/AGL Deduction	0		
ASSESSED VALUE	317,631		
TOTAL EXEMPTION VALUE	50,722	HX HB	
BASE TAXABLE VALUE	266,909		
TOTAL JUST VALUE	317,631		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	311,612		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006249	REPAIR/RRF	11,800	08/01/2020
B20006	SWIM POOL	25,000	06/01/2007
M11028	H/AC	0	02/01/2006
E16592	ELEC OTHER	1,950	01/01/2006
P10253	OTHER	0	10/01/2005
C15934	CO ISSUED	208,490	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0988	2/15/2023	WD Q	Q	I	01	410,000
GRANTOR: HAMILTON CHRISTOPHER						
GRANTEE: HEPLER KIMBERLY DIA						
1412/0165	5/15/2006	WD Q	Q	I		223,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAMILTON CHRISTOPHE						

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	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
2	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2006	2006	3	86	218	
3	0861	POOL GUNIT	0 100	23	13	299.00	SF	85.00	85.00	100	2007	2007	3	44	11,183	
4	0855	CONC PAVER	0 100	0	0	470.00	SF	10.00	10.00	100	2007	2007	3	87	4,089	
5	0462	ST/AL FNC	0 100	65	5	325.00	SF	10.00	10.00	100	2007	2007	3	44	1,430	
6	0476	VF 6 SBPL	0 100	0	0	15.00	LF	32.00	32.00	100	2007	2007	3	69	331	
7	0476	VF 6 SBPL	0 100	0	0	132.00	LF	16.00	16.00	100	2007	2007	3	69	1,457	

TOTAL OB/XF													22,286											
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
05/13/2025 MLU	

BUILDING DIMENSIONS	
FGR=[YR=2006] N22 BAS=[YR=2006] N45 W26 S3 FOP=[YR=2006] W13 S7 E13 N7\$S7 W13 S44 FOP=[YR=2006] S9 E19 N11 W5 S2 D3 L3 W8 U3 L3 \$ R3 D3 E8 U3 R3 N2 E5 N7 E20\$W20 S22 E20\$ PTR=N67E15 FUS=[YR=2006] E13 S14 W13 N14\$ S67W15\$.	