



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1993	1,068	102,497
FGR	417	55	1993	229	21,977
FOP	9	30	1993	3	288
FOP	48	30	1993	14	1,343
FUS	504	100	1993	504	48,369
TOTALS	2,046			1,818	174,474

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	0	0	0	112.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,818	109.2000	114.66	208,452	1990	1990		0	0	16.30	83.70
1 TOWNHOUSE 0% - 0 Heated Area: 1572 HX Base Yr												
BLD DATE: 05/04/2026 MLU												

TOTAL OB/XF												
2,464												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		174,474	
TOTAL MARKET OB/XF VALUE		2,464	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		376,938	
SOH/AGL Deduction		14,229	
ASSESSED VALUE		362,709	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		362,709	
TOTAL JUST VALUE		376,938	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		336,834	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5965	NEW CONSTR	138,110	05/08/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0729	4/16/2019	WD	Q	I	01	287,000
GRANTOR: HIRSCHBERGER KENNETH						
GRANTEE: BLANKENBAKER HARLEY						
2035/0773	3/18/2016	WD	Q	I	01	200,500
GRANTOR: ALAIMO JAMES LAWRENCE						
GRANTEE: HIRSCHBERGER KENNET						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E19 N21 W6 N3 W6 S3 W7 S3 \$ N3 E7 N3 E6 S3 E6 N40 \$ PTR= E15 FUS=[YR=1993] E24 S21W24 N21 \$ W15 \$.									