



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

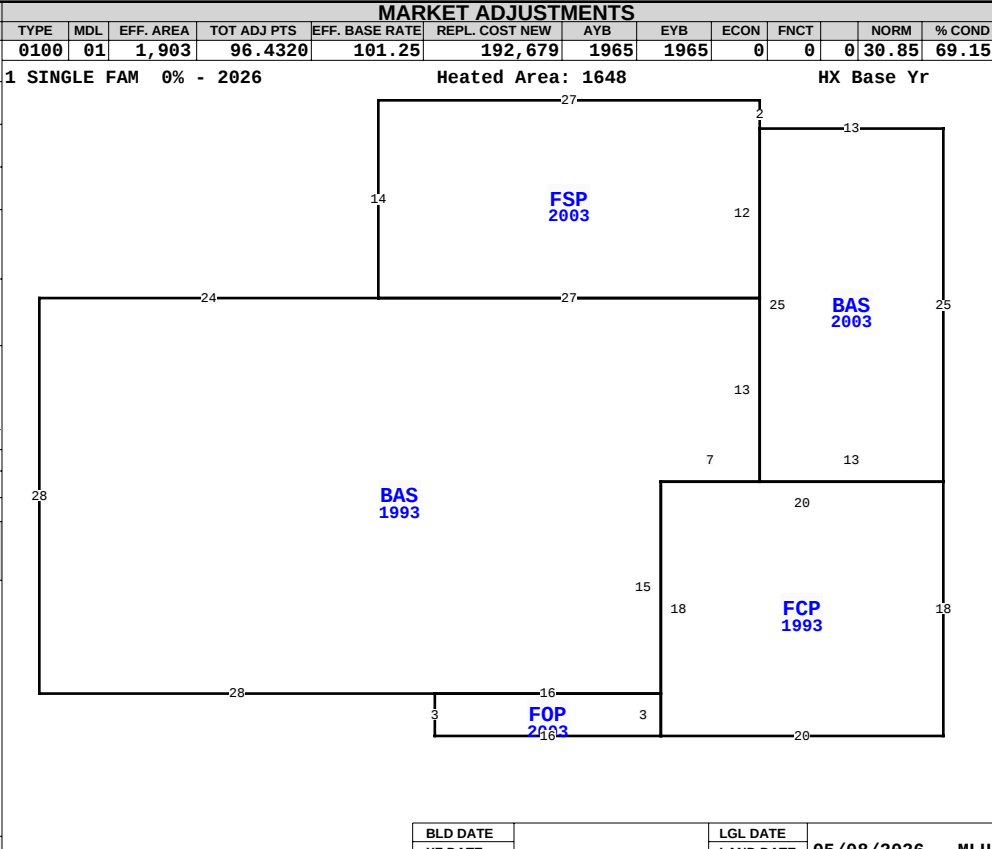
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,323	100	1993	1,323	92,629
BAS	325	100	2003	325	22,754
FCP	360	25	1993	90	6,302
FOP	48	30	2003	14	981
FSP	378	40	2003	151	10,572
TOTALS	2,434			1,903	133,238

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0510	GARAGE WD-	0	0	19	16		35.00	35.00	100	1970
4	0940	SHEDS/PORT	0	0	24	12		30.00	30.00	100	2005
5	0681	POLE SHED	0	0	38	18		15.00	15.00	100	2010

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	0	0004	OR	0.00	0.00	1.10	AC	1.00



TOTAL OB/XF											
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3	0510	GARAGE WD-	0	0	19	16		35.00	35.00	100	1970
4	0940	SHEDS/PORT	0	0	24	12		30.00	30.00	100	2005
5	0681	POLE SHED	0	0	38	18		15.00	15.00	100	2010

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	000100	C	RES	0	0004	OR	0.00	0.00	1.10	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						133,238					
TOTAL MARKET OB/XF VALUE						9,277					
TOTAL LAND VALUE - MARKET						44,000					
TOTAL MARKET VALUE						186,515					
SOH/AGL Deduction						0					
ASSESSED VALUE						186,515					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						186,515					
TOTAL JUST VALUE						186,515					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						191,322					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	R S CD	SALE PRICE			
2825/418	10/27/2025	WD	U	I	37	178,000			
GRANTOR:HINES WANDA FAYE									
GRANTEE:CIRCLE S PROPERTIES									
1480/1765	2/26/2007	QC	U	I	07	100			
GRANTOR:HINES WANDA FAYE &									
GRANTEE:HINES WANDA FAYE &									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W13 FSP=[YR=2003] N2 W27 S14 BAS=[YR=1993] W24 S28 E28 FOP=[YR=2003] S3 E16 FCP=[YR=1993] E20 N18 W20 S18 \$ N3 W16 \$ E16 N15 E7 N13 W27 \$ E27 N12 \$ S25 E13 N25 \$.											