



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,621	100	2024	2,621	396,191
FGR	567	55	2024	312	47,162
FOP	68	30	2024	20	3,023
FSP	280	40	2024	112	16,930
FST	18	55	2024	10	1,511
TOTALS	3,554			3,075	464,818

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0912	SCRN RM G	0 100	38	22	836.00	SF	21.00	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,075	109.2960	151.92	467,154	2023	2023	0	0
1 SNGL FAM 100% - 2024 Heated Area: 2621 HX Base Yr 2024									

TOTAL OB/XF									
67,029									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					464,818				
TOTAL MARKET OB/XF VALUE					67,029				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					636,847				
SOH/AGL Deduction					4,684				
ASSESSED VALUE					632,163				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					580,752				
TOTAL JUST VALUE					636,847				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					628,141				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009075	POOL ENCLOSURE 8	14,850	08/02/2024
SP240000070	INSTALL INGROUND	123,368	01/03/2024
230007292			06/07/2023
22011154	NEW CONSTR	423,171	07/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/1155	4/12/2022	WD	Q	V	01	125,000	
GRANTOR: GIFFORD DONNA BARTON							
GRANTEE: GILL WILLIAM GREGG							
1459/1756	11/17/2006	WD	Q	V		151,900	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: GIFFORD DONNA B & R							
BUILDING NOTES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=10,10] E19 S10 E28 N10 N2 E17 S43 W7 W6 S3 W8 S1 W10 W2 N3 W6 S3 W2 W10 S5 W13 N50 \$									
FGR=[YR=2024;ORIG=74,51] W7 S3 W14 S26 E21 N29 \$									
FSP=[YR=2024;ORIG=29,10] E28 S10 W28 N10 \$									
FOP=[YR=2024;ORIG=35,52] E6 S3 E2 S5 W10 N5 E2 N3 \$									
FST=[YR=2024;ORIG=61,51] E6 S3 W6 N3 \$									