PT LOT 2 IN OR 1499/304
QUINCE HERRING ESTATE R/P UNR

DAY INVESTMENTS & CONSULTING LLC
525 E CHARLESTON ROAD APT 315
PALO ALTO, CA 94306

2026

35-4N-25-4220-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COOPERS NECK RD, HILLIARD

BLD DATE	04/30/2008	JWKW	LGL DATE	05/08/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	13,000
SOH/AGL Deduction	5,400
ASSESSED VALUE	7,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,600
TOTAL JUST VALUE	13,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/1037	1/22/2026	TD	U	V	18	2,800
GRANTOR: CLERK OF COURT						
GRANTEE: DAY INVESTMENTS & C						
1499/0304	5/15/2007	TX	Q	I	03	1,200
GRANTOR: TAX COLLECTOR						
GRANTEE: LAST FRANK J III &						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		OR	0.00	0.00	0.26	AC		1.00	1.00	1.00	50,000.00	50,000.00	13,000							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.26 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 07/09/2026 BY SYS