

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
 0 100
BUD8 Adjustme 06 DIST 1D 100
Occupancy 00 NONE 100

Quality 01 Quality Level 01
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,66410019931,664166,214
FGR58055199331931,864
FOP95301993282,797
FSP30640200812212,186
PTO1925200710999

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,14396.1380133.63286,369197719900025.2574.75

1 SNGL FAM100% - 1997Heated Area: 1664HX Base Yr 1997

22

18

12

16

47

16

5

19

12

12

16

12

16

4

19

12

17

18

17

5

12

20

12

17

18

17

29

20

12

BAS1993

PTO2007

FSP2008

FOP1993

FGR1993

TOTALS2,8372,143214,061

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100198019803421,470

NASSAU COUNTY PROPERTY

PAGE 1 of 26

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE237,487

TOTAL MARKET OB/XF VALUE1,470

TOTAL LAND VALUE - MARKET74,500

TOTAL MARKET VALUE313,457

SOH/AGL Deduction176,830

ASSESSED VALUE136,627

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE85,216

TOTAL JUST VALUE313,457

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,023

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

0773/178410/14/1996WDQI0689,900

GRANTOR:HUNTER WANDA K

GRANTEE:PATE EMERY & TAMMY

0706/05176/03/1994QCQI067,000

GRANTOR:HUNTER KENNETH W

GRANTEE:HUNTER WANDA K

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 FSP=[YR=2008] N18 W17 S18 BAS=[YR=1993] W4 PTO=[YR=2007] N12 W16 S12 E16\$ W16 N18 W22 S47 E16 FOP=[YR=1993] E19 N5 W19 S5\$ N5 E19 S5 E12 N29 W5\$ E17\$ W12 S29 E20 N29\$.

LAND DESCRIPTION

TOTAL OB/XF1,470

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005OR0.000.001.49AC1.001.001.0050,000.0050,000.0074,500

REVIEW DATE01/06/2023BYKWA

Total Acres: 1.49Total Land Value: 74,500Market: 0Agricultural: 0Common: 74,500PRINTED 07/09/2026 BY SYS

[illegible]