



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1993	1,431	156,596
FGR	516	55	1993	284	31,079
FOP	225	30	1993	68	7,441
FST	78	55	1993	43	4,705
STP	6	10	1993	1	109
TOTALS	2,256			1,827	199,931

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	
3	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RMH	205.00	175.00	1.00

1 SINGLE FAM 100% - 0

Heated Area: 1431

HX Base Yr 1977

Floor plan diagram showing the layout of the property. The main structure is a large rectangle with dimensions 53 (width) and 27 (height). To the right is a smaller structure with dimensions 13 (width) and 27 (height). Below the main structure is a rectangular area with dimensions 25 (width) and 9 (height). The diagram is labeled with various codes and years: BAS 1993, FGR 1993, FOP 1993, and STP 1993. Dimensions are provided for various sections: 53, 13, 9, 27, 21, 22, 28, 25, 15, 10, 9, 27, 25, 10, 9.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/14/2025 MLU

TOTAL OB/XF															6,400
L N	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
1	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800
3	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2015	2015	3	60	3,600

TOTAL OB/XF															6,400
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RMH	205.00	175.00	1.00	LT		1.00	1.00	125,000.00	125,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		199,931	
TOTAL MARKET OB/XF VALUE		6,400	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		331,331	
SOH/AGL Deduction		214,773	
ASSESSED VALUE		116,558	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		65,147	
TOTAL JUST VALUE		331,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,345	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0224/0534	8/30/1976	WD	Q	V		4,000	
GRANTOR: NUMMY JAMES A AS ADMI							
GRANTEE: HYERS DANNY E							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W53 S27 E25 FOP=[YR=1993] S9 E10 STP=[YR=1993] S1 E6 N1 W6\$ E15 N9W25\$ E28 FGR=[YR=1993] E22 N27W9 FST=[YR=1993] W13 S6 E13N6\$ S6 W13 S21 \$ N27\$.									