



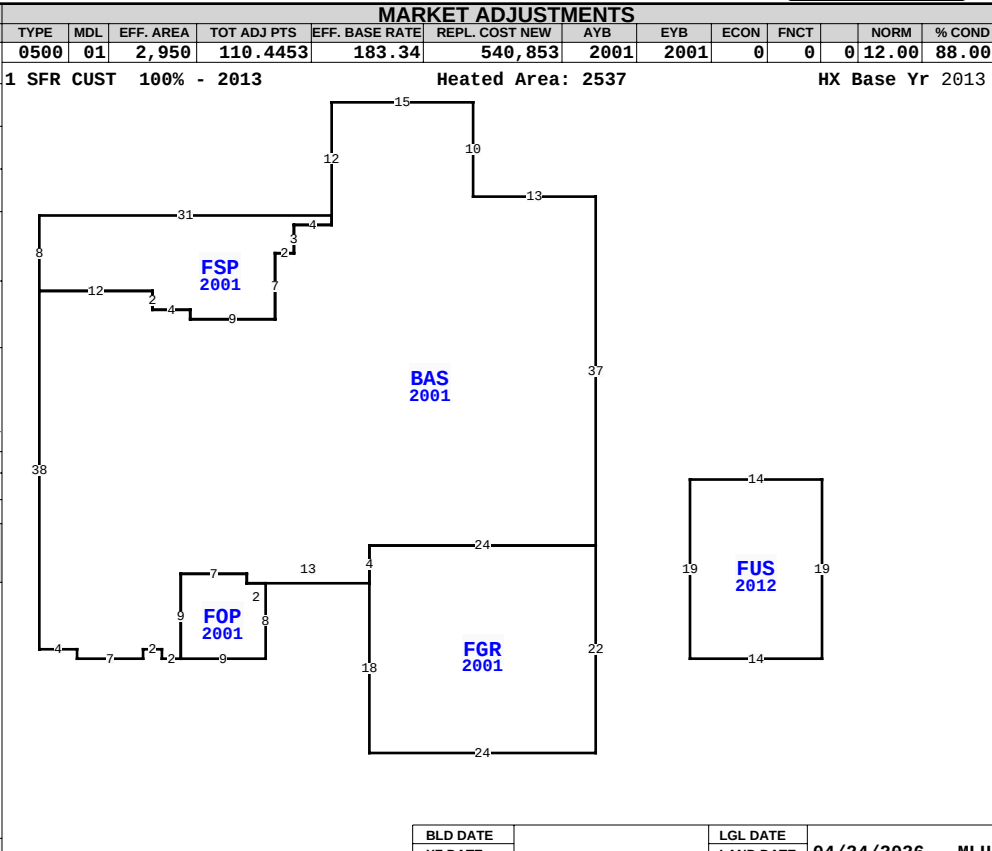
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2001	2,271	366,401
FGR	528	55	2001	290	46,789
FOP	79	30	2001	24	3,872
FSP	247	40	2001	99	15,973
FUS	266	100	2012	266	42,916
TOTALS	3,391			2,950	475,951

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
3	0911	SCRN RM A	0	100	0	0	775.00	SF	18.00	18.00	100	2013	2013	3
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
51,975														

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51,975														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		475,951	
TOTAL MARKET OB/XF VALUE		51,975	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		692,926	
SOH/AGL Deduction		346,800	
ASSESSED VALUE		346,126	
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE		289,715	
TOTAL JUST VALUE		692,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		650,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906031	REPAIR/RRF	0	07/01/2019
B1226609	ADDITION	15,438	11/01/2012
B1226490	SWIM POOL	27,600	10/01/2012
B047366	NEW CONSTR	200,000	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2725/1334	7/17/2024	WD	U	I	11	100	
GRANTOR: HISSIM PATRICIA							
GRANTEE: HISSIM PATRICIA TEE							
1798/0914	6/15/2012	WD	Q	I	02	329,000	
GRANTOR: EDWARDS EVA FRIDY							
GRANTEE: HISSIM ANDREW & PAT							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2001] W13 N10 W15 S12 FSP=[YR=2001] W31 S8 E12 S2 E4 S1 E9 N7 E2 N3 E4 N1 \$ S1 W4 S3 W2 S7 W9 N1 W4 N2 W12 S38 E4 S1 E7 N1 E2 S1 E2 FOP=[YR=2001] E9 N8 W2 N1 W7 S9 \$ N9 E7 S1 E13 FGR=[YR=2001] S18 E24 N22 W24 S4 \$ N4 E24 N37 \$ PTR=E10 S30 FUS=[YR=2012] E14 S19 W14 N19 \$ N30 W10 \$.														