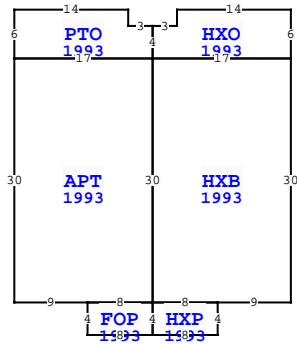
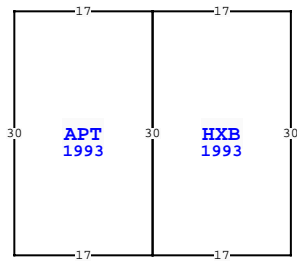


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	16	WD FR STUC 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
APT	510	100	510
APT	510	100	510
FOP	32	30	10
HXB	510	100	510
HXB	510	100	510
HXO	96	5	5
HXP	32	30	10
PTO	96	5	5
TOTALS	2,296		2,070
			226,096

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	2,070	108.5595	129.46	267,982	1986	1990	0	0	15.63	84.37		
1 DUPLEX - 0% - 2023 Heated Area: 2040 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			226,096
TOTAL MARKET OB/XF VALUE			4,421
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			350,517
SOH/AGL Deduction			0
ASSESSED VALUE			350,517
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			350,517
TOTAL JUST VALUE			350,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3391	NEW CONSTR	51,240	05/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1411	1/21/2022	WD	Q	I	01	435,000
GRANTOR: 714 WREN DRIVE LLC						
GRANTEE: MCDONALD MATTHEW T						
1964/1972	2/27/2015	QC	U	I	11	100
GRANTOR: RIEGLER ROBERT J & LI						
GRANTEE: 714 WREN DRIVE LLC						

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	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	40	26	SF	6.50	6.50	100	1986	1986	3	52	3,515	
2	0810	CONCRETE A	0	0	16	3	SF	6.50	6.50	100	1986	1986	3	52	162	
3	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	1986	1986	3	52	744	

BUILDING NOTES	

BUILDING DIMENSIONS	
HXO=[YR=1993] W14 S2 W3PTO=[YR=1993] W3N2 W14 S6	
APT=[YR=1993] S30 E9 FOP=[YR=1993] S4 E8 HXP=[YR=1993] E8 N4	
HXB=[YR=1993] E9 N30W17S30E8\$ W8S4\$ N4W8\$ E8N30 W17\$ E17N4\$	
S4E17N6\$ PTR= N10 HXB=[YR=1993] N30W17 APT=[YR=1993] W17S30	
E17N30\$ S30E17\$ S10\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							