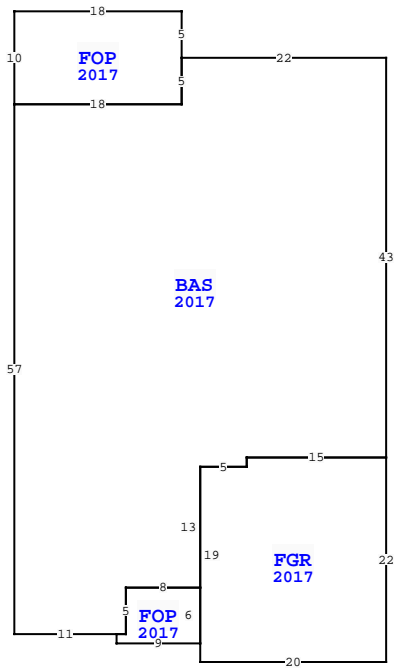


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	90	
Roof Cover	12	MODULAR MT	10	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	06	Quality Level	06	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	2121.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	1,975	308,771
FGR	435	55	239	37,365
FOP	49	30	15	2,345
FOP	180	30	54	8,443
TOTALS	2,639		2,283	356,923

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,283	134.3384	159.53	364,207	2017	2017	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2021			Heated Area: 1975			HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			356,923
TOTAL MARKET OB/XF VALUE			6,564
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			478,487
SOH/AGL Deduction			299,320
ASSESSED VALUE			179,167
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			129,167
TOTAL JUST VALUE			478,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162148	CO ISSUED	0	03/17/2017
20162148	NEW CONSTR	247,211	08/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1438	8/27/2020	WD	Q	I	01	426,000
GRANTOR: WOOD DONALD E & LISA						
GRANTEE: HANSEN VIVIAN REVOC						
2267/1130	4/03/2019	QC	U	I	11	139,700
GRANTOR: WOOD DONALD E						
GRANTEE: WOOD DONALD E & LIS						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	633.00	SF	7.00	7.00	100	2017	2017	3	97	4,298	
3	0855	CONC PAVER	0	100	0	45.00	SF	7.00	7.00	100	2017	2017	3	97	306	
TOTALS													6,564			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W22 FOP=[YR=2017] N5 W18 S10 E18 N5\$ S5 W18 S57 E11 FOP=[YR=2017] S1 E9 FGR=[YR=2017] S2 E20 N22 W15 S1 W5 S19\$ N6 W8 S5 W1 \$ E1 N5 E8 N13 E5 N1 E15 N43 \$.	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000								