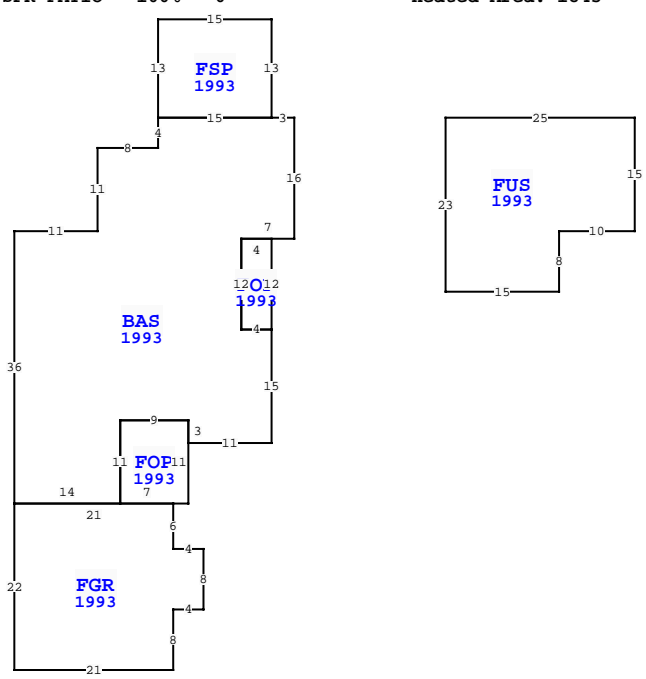


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1075.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,350	100	1,350
FGR	494	55	272
FOP	48	30	14
FOP	99	30	30
FSP	195	40	78
FUS	495	100	495
TOTALS	2,681		2,239
			220,929

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0300	11	2,239	134.6657	114.47	256,298	1989	1994	0	0	13.80	86.20	
1 SFR PATIO - 100% - 0 Heated Area: 1845 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		220,929		
TOTAL MARKET OB/XF VALUE		7,014		
TOTAL LAND VALUE - MARKET		343,750		
TOTAL MARKET VALUE		571,693		
SOH/AGL Deduction		372,903		
ASSESSED VALUE		198,790		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		148,790		
TOTAL JUST VALUE		571,693		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		499,016		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100109	REPAIR/RRF	9,750	01/21/2010
5428	NEW CONSTR	79,310	06/20/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1621	4/20/2022	LE U		I	11	100

GRANTOR: WHEELER ELAINE B
GRANTEE: HICKMAN AMY L MORRO
0598/1210 6/06/1990 QC U I 01 100
GRANTOR: WHEELER DONALD J
GRANTEE: WHEELER ELAINE B

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15 S13 E15 \$W15 S4 W8 S11 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] E2 N11 W9 S11 E7 \$ W21 \$ E14 N11 E9 S3 E11 N15 FOP=[YR=1993] N12 W4 S12 E4 \$ W4 N12 E7 N16 \$ PTR= E20 FUS=[YR=1993] E25 S15 W10 S8 W15 N23 \$ W20 \$.	

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0 100	0	0	765.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,367	
3	0855	CONC PAVER	0 100	0	0	406.00	SF	7.00	7.00	100	1989	1989	3	59.5	1,691	
4	0810	CONCRETE A	0 100	0	0	149.00	SF	6.50	6.50	100	1989	1989	3	59.5	576	

LAND DESCRIPTION		TOTAL OB/XF															7,014							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.38	250,000.00	343,750.00	343,750							