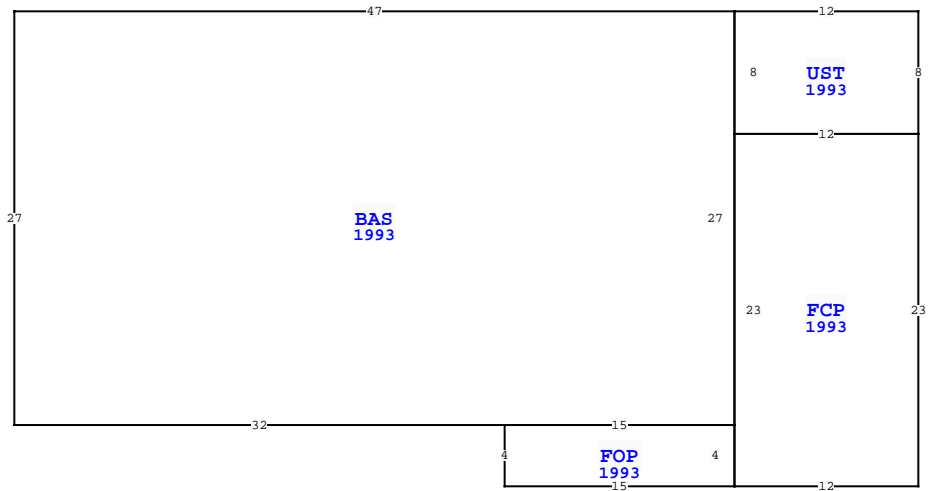




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,269	100	1,269
FCP	276	25	69
FOP	60	30	18
UST	96	45	43
TOTALS	1,701		1,399
			104,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,399	116.1680	104.84	146,671	1979	1979	0	0	28.49	71.51
1 SINGLE FAM - 33% - 2017 Heated Area: 1269 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,884
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			63,000
TOTAL MARKET VALUE			167,884
SOH/AGL Deduction			30,400
ASSESSED VALUE			137,484
TOTAL EXEMPTION VALUE	HA HAB VX	30,000	
BASE TAXABLE VALUE			107,484
TOTAL JUST VALUE			167,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0006060	REMODEL	5,618	06/05/2000
40	REMODEL	4,500	04/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/0503	1/21/2016	QC	U	I	11	100
GRANTOR: WEBB DUWAYNE P/R						
GRANTEE: WEBB DUWAYNE L/E ET						
2022/0723	1/07/2016	FJ	U	I	11	0
GRANTOR: WEBB WILHELMINA EST						
GRANTEE: WEBB DUWAYNE ET AL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W12 BAS=[YR=1993] W47 S27 E32 FOP=[YR=1993] S4E15 FCP=[YR=1993] E12 N23 W12 S23\$ N4 W15\$ E15 N27\$ S8 E12 N8\$.											

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	33	0006	R3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							