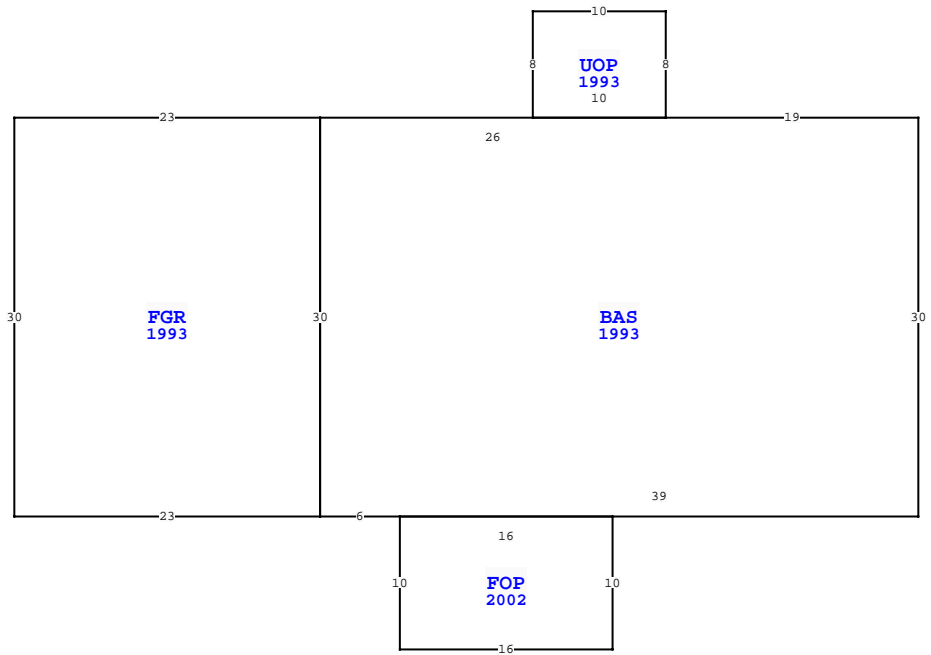


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,350	100	1,350
FGR	690	55	380
FOP	160	30	48
UOP	80	20	16
TOTALS	2,280		1,794

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,794	94.6800	112.43	201,699	1985	1985	0	0	18.50	81.50
1 SNGL FAM - 100% - 2018 Heated Area: 1350 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			164,385
TOTAL MARKET OB/XF VALUE			28,288
TOTAL LAND VALUE - MARKET			37,050
TOTAL MARKET VALUE			229,723
SOH/AGL Deduction			80,615
ASSESSED VALUE			149,108
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			99,108
TOTAL JUST VALUE			229,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1748	7/28/2017	WD Q	Q	I	02	175,000
GRANTOR: WILLIS LIONEL L & NOR						
GRANTEE: RIEDEL RICKIE & ELI						
1985/1566	6/03/2015	WD Q	Q	I	02	165,000
GRANTOR: BARBER JAMES & LADONN						
GRANTEE: WILLIS LIONEL L & N						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BAS=[YR=1993] W19 UOP=[YR=1993] N8 W10 S8 E10 \$ W26	
FGR=[YR=1993] W23 S30 E23 N30 \$ S30 E6 FOP=[YR=2002] S10	
E16 N10 W16 \$ E39 N30 \$.	

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
4	0510	GARAGE WD-	0 100	49 31	1,519.00	SF	70.00	70.00	100	1993	1993	3	20	21,266	
5	0811	CONCRETE B	0 100	40 22	880.00	SF	5.20	5.20	100	1997	1997	3	75	3,432	
6	0810	CONCRETE A	0 100	40 6	240.00	SF	6.50	6.50	100	2019	2019	3	99	1,544	
7	0680	POLE SHED	0 100	22 10	220.00	SF	10.00	10.00	100	2019	2019	3	93	2,046	

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	000115	C	SFR ACRES	100	0005	OR	152.00	216.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,050							