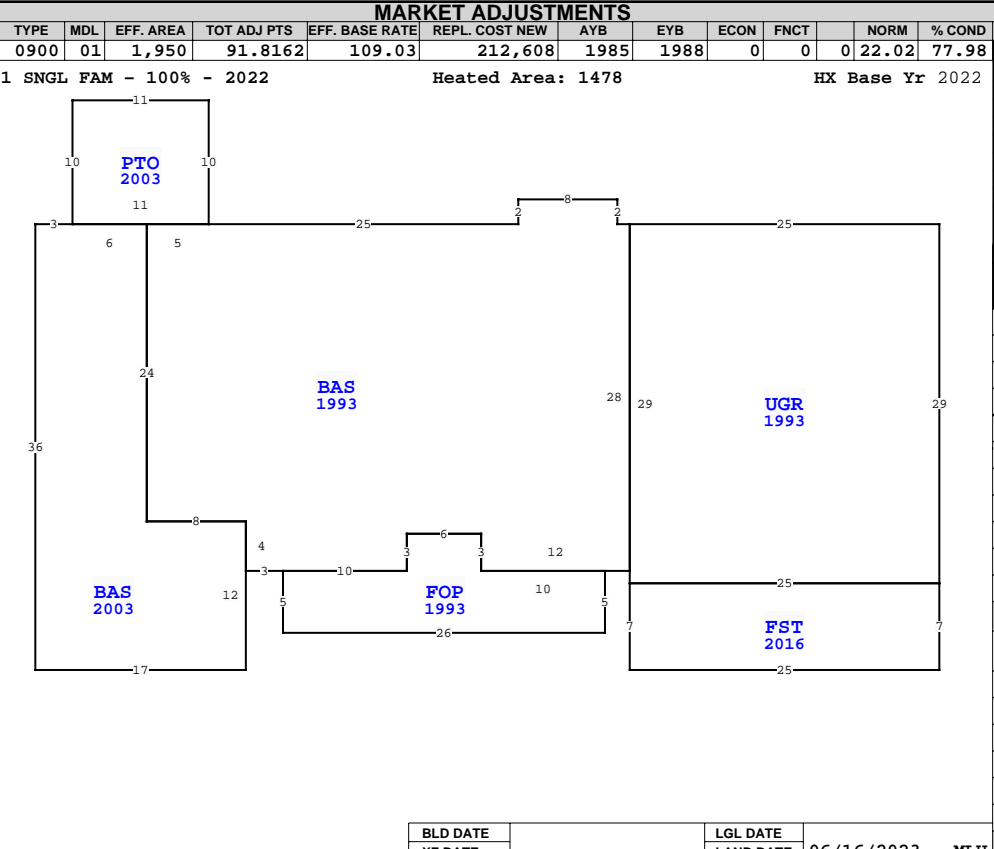


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	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	1,058	100	1,058
BAS	420	100	420
FOP	148	30	44
FST	175	55	96
PTO	110	5	6
UGR	725	45	326
TOTALS	2,636		1,950
			165,792



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0811	CONCRETE B	0	100	0	647.00	SF	2.60	2.60	100	1989	1989	3	59.5	1,001	
4	0940	SHEDS/PORT	0	100	16	192.00	SF	20.10	20.10	100	1993	1993	3	20	772	
5	0510	GARAGE WD-	0	100	50	1,500.00	SF	52.50	52.50	100	2017	2017	3	87	68,513	

TOTAL OB/XF													72,386											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	5.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,330							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	165,792		
TOTAL MARKET OB/XF VALUE	72,386		
TOTAL LAND VALUE - MARKET	96,330		
TOTAL MARKET VALUE	334,508		
SOH/AGL Deduction	85,402		
ASSESSED VALUE	249,106		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	194,106		
TOTAL JUST VALUE	334,508		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,850		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702262	GARAGE	67,635	04/10/2017
2845	H/AC	2,525	12/14/1988
5256	GARAGE	14,080	10/24/1988
5460	NEW CONSTR	200	10/24/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1255	9/30/2021	WD	Q	I	01	335,000
GRANTOR: RODEN WESLEY A & TAYL						
GRANTEE: VIANDS MARINO & SHE						
2084/0479	11/16/2016	WD	Q	I	01	190,000
GRANTOR: WARREN DARREN M & SAN						
GRANTEE: RODEN WESLEY A						

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=1993] W25 BAS=[YR=1993] W1 N2 W8 S2 W25 PTO=[YR=2003] N10 W11 S10 BAS=[YR=2003] W3 S36 E17 N12 W8 N24 W6\$ E11\$ W5 S24 E8 S4 E3 FOP=[YR=1993] S5 E26 N5 W10 N3 W6 S3 W10\$ E10 N3 B6 S3 E12 N28\$ S29 FST=[YR=2016] S7 E25 N7 W25\$ E25 N29\$.