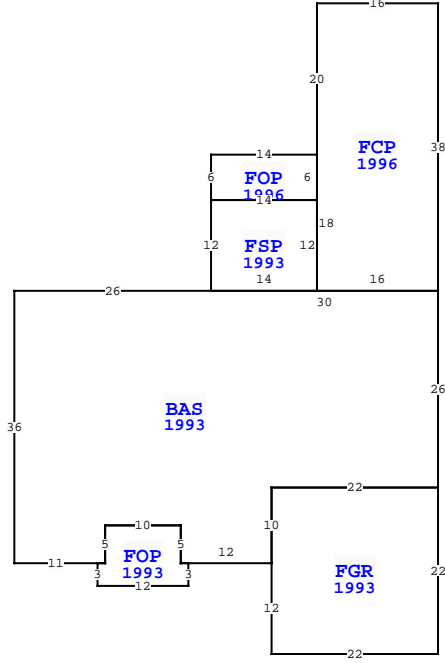


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	20 FACE BRICK 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 90			
Interior Floor	07 CORK/VTILE 10			
Air Condition	03 CENTRAL 100			
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	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4011.00			
AREA TYPE	TOTAL GROSS AREA			
	PCT OF BASE			
	TOT ADJ AREA			
	SUBAREA MARKET VALUE			
BAS	1,746	100	1,746	179,365
FCP	608	25	152	15,615
FGR	484	55	266	27,326
FOP	86	30	26	2,671
FOP	84	30	25	2,568
FSP	168	40	67	6,883
TOTALS	3,176		2,282	234,429

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,282	104.7620	124.40	283,881	1991	1991	0	0	17.42	82.58
1 SNGL FAM - 0% - 0 Heated Area: 1746 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			234,429
TOTAL MARKET OB/XF VALUE			22,689
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			332,118
SOH/AGL Deduction			32,596
ASSESSED VALUE			299,522
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,522
TOTAL JUST VALUE			332,118
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-02560	XFOB	0	01/29/1996
95 02410	SWIM POOL	17,000	11/01/1995
7257	NEW CONSTR	65,075	05/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1231	5/30/2019	WD Q	Q	I	01	285,000
GRANTOR: JOHNSON WANDA L						
GRANTEE: NGUYEN LINH T						
2278/1228	5/10/2019	QC U	U	I	11	100
GRANTOR: HARPER BARBARA G & CH						
GRANTEE: JOHNSON WANDA L						

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	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	0	0	1,322.00	SF	5.20	5.20	100	1991	1991	3	64	4,400	
3	0845	KOOL DECK	0	0	0	480.00	SF	7.25	7.25	100	1995	1995	3	72	2,506	
4	0861	POOL GUNIT	0	0	15	510.00	SF	85.00	85.00	100	1995	1995	3	20	8,670	
5	0910	SCRN RM L	0	0	42	1,008.00	SF	15.00	15.00	100	1996	1996	3	20	3,024	
6	0810	CONCRETE A	0	0	28	224.00	SF	6.50	6.50	100	2000	2000	3	80	1,165	
7	1127	BRICK 8"	0	0	6	18.00	SF	11.00	11.00	100	1991	1991	3	88	174	
8	1127	BRICK 8"	0	0	6	18.00	SF	11.00	11.00	100	1991	1991	3	88	174	
9	0648	LIGHTS-AV	0	0	0	2.00	UT	140.00	140.00	100	2000	2000	3	20	56	
TOTAL OB/XF															22,689	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FCP=[YR=1996] W16 S20 FOP=[YR=1996] W14 S6 FSP=[YR=1993] S12 BAS=[YR=1993] W26 S36 E11 FOP=[YR=1993] S3 E12 N3 W1 N5 W10 S5 W1\$ E1 N5 E10 S5 E12 FGR=[YR=1993] S12 E22 N22 W22 S10\$ N10 E22 N26 W30\$ E14 N12 W14\$ E14 N6\$ S18 E16 N38\$.	

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							