

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,521	100	1,521
DCK	700	10	70
FGR	390	55	214
FOP	379	30	114
TOTALS	2,990		1,919
			161,983

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,919	112.0140	101.09	193,992	1989	1989		0	0	16.50	83.50	

1 SINGLE FAM - 100% - 0 Heated Area: 1521 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			161,983
TOTAL MARKET OB/XF VALUE			3,219
TOTAL LAND VALUE - MARKET			86,400
TOTAL MARKET VALUE			251,602
SOH/AGL Deduction			92,901
ASSESSED VALUE			158,701
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			108,701
TOTAL JUST VALUE			251,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901717	REPAIR/RRF	6,000	03/01/2019
5467	NEW CONSTR	7,500	01/25/1989
5460	NEW CONSTR	53,400	01/23/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0671/1480	12/10/1992	WD	U	I	01	52,500

GRANTOR: WILDER CHARLES
GRANTEE: WILDER CHARLES & J
0560/1034 1/11/1989 WD Q V 10,000
GRANTOR: LEMACKS LARRY DONALD
GRANTEE: WILDER CHARLES F II

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	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	0	217.00	SF	6.50	6.50	100	1989	1989	3	59.5	839	

BUILDING NOTES			
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BUILDING DIMENSIONS
FGR=[YR=1993] W13 DCK=[YR=1993] N14 W50 S14 BAS=[YR=1993] S30
FOP=[YR=1993] S8 E50 N8 W20 D3 L1 W6 U3 L1 W22\$ E22 D3
R1 E6 R1 U3 E20 N30 W50\$ E50\$ S30 E13 N30\$.

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	100	0007	RS-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	80,000.00	80,000.00	86,400							