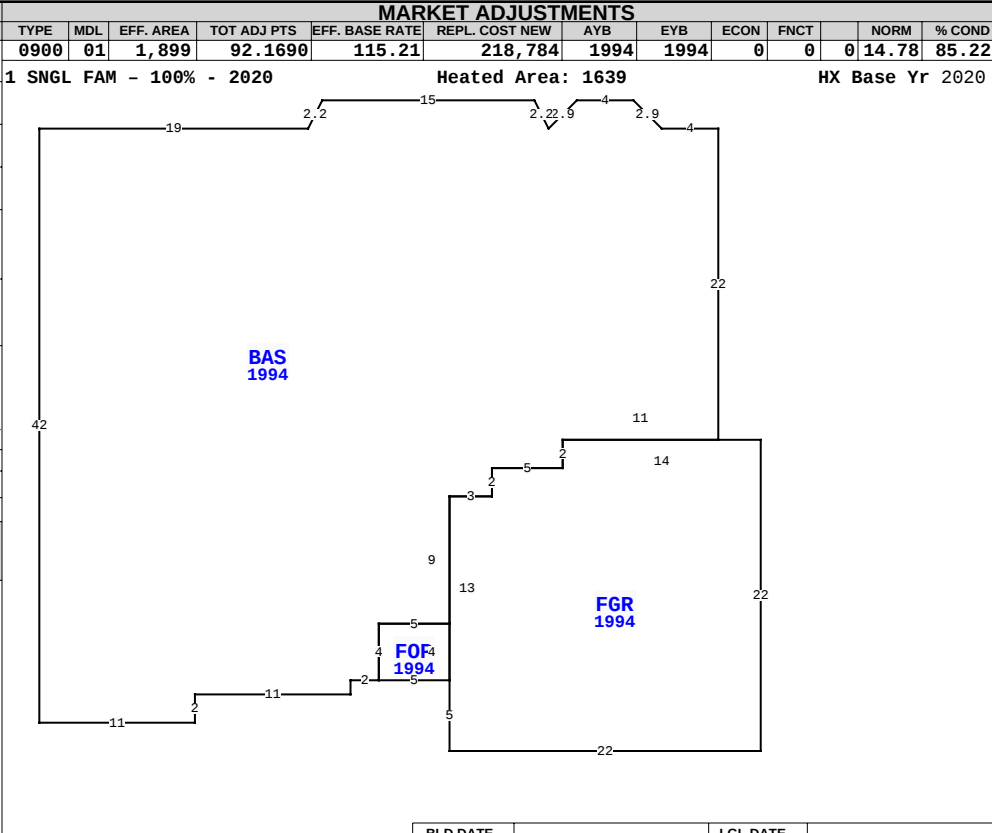




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	1,639	160,920
FGR	462	55	254	24,938
FOP	20	30	6	589
TOTALS	2,121		1,899	186,448



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20	5.20	100	1994	1994	3	68	3,501	
2	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50	6.50	100	1994	1994	3	68	168	
3	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	100	2000	2000	3	79	2,416	
4	0851	PATIO STON	0	100	0	0	86.00	SF	0.75	0.75	100	2006	2006	3	87	56	
5	0810	CONCRETE A	0	100	16	1	16.00	SF	6.50	6.50	100	1994	1994	3	68	71	
6	0756	FEP	0	100	15	22	330.00	SF	27.00	27.00	100	2000	2000	3	20	1,782	

LAND DESCRIPTION										TOTAL OB/XF								7,994	
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	LA VA		
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000		
REVIEW DATE: 02/02/2025 BY: 000 TOTAL: 0.00 TOTAL LND: 1.00 TOTAL OB: 0.00 TOTAL ADJ: 1.00 TOTAL PRICE: 175,000.00 TOTAL ADJ PRICE: 175,000.00																			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		186,448	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		175,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		134,429	
ASSESSED VALUE		BASE TAXABLE VALUE		235,013	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		55,000	
BASE TAXABLE VALUE		NCON VALUE		180,013	
TOTAL JUST VALUE		INCOME VALUE		369,442	
NCON VALUE		PREVIOUS YEAR MKT VALUE		0	
INCOME VALUE				316,363	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080189	XFOB	15,000	02/08/2008
20080190	ELEC OTHER	1,000	02/08/2008
20080191	OTHER	4,000	02/08/2008
20080085	ELEC OTHER	2,500	01/23/2008
20072282	H/AC	6,200	12/27/2007
20072271	OTHER	500	12/20/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/1294	6/28/2019	WD	Q	I	01	284,000	
GRANTOR: WERT GEORGIA M LIVING							
GRANTEE: PRELIOU JOHNNELL G &							
2248/1099	12/12/2018	WD	U	I	11	100	
GRANTOR: WERT GEORGIA M							
GRANTEE: GEORGIA M WERT LIVI							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=1994] W4 U2 L2 W4 D2 L2 L1 U2 W15 D2 L1 W19 S42 E11 N2 E11 N1 E2 FOP=[YR=1994] E5 FGR=[YR=1994] S5 E22 N22 W14 S2 W5 S2 W3 S13\$ N4 W5 S4\$ N4 E5 N9 E3 N2 E5 N2 E11 N22\$.																							