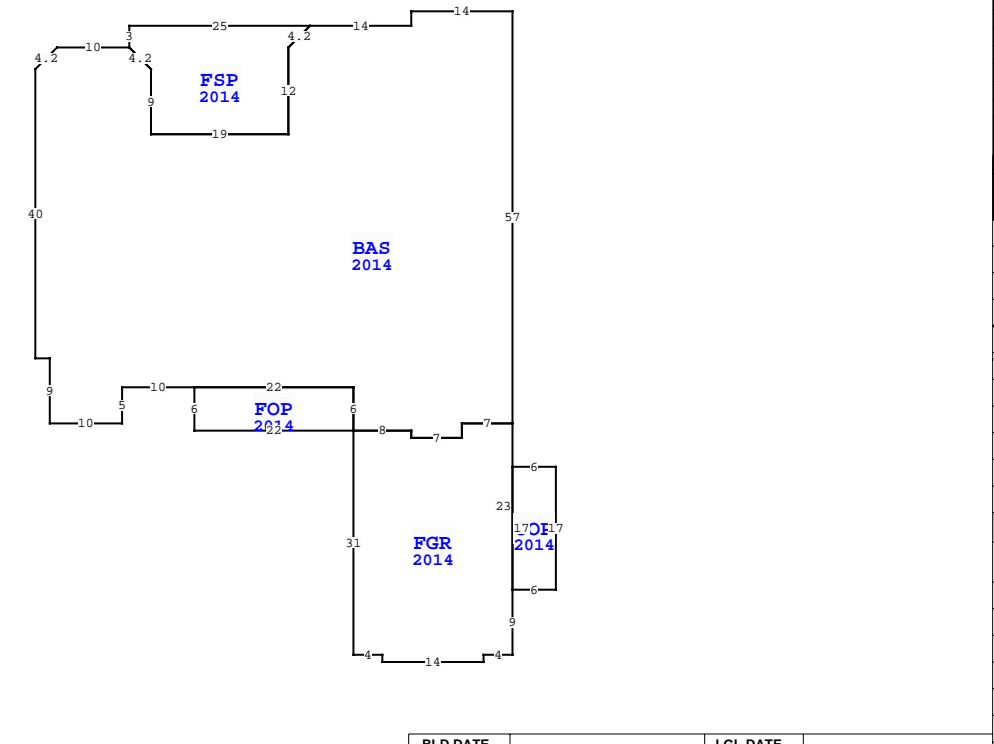


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,720	143.3970	215.10	800,172	2014	2014	0	0	0	4.50	95.50

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE		764,164		
TOTAL MARKET OB/XF VALUE		101,644		
TOTAL LAND VALUE - MARKET		500,000		
TOTAL MARKET VALUE		1,365,808		
SOH/AGL Deduction		585,904		
ASSESSED VALUE		779,904		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		729,904		
TOTAL JUST VALUE		1,365,808		
NCON VALUE		83,723		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,197,945		



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,156	100	3,156	648,307
FGR	696	55	383	78,676
FOP	132	30	40	8,217
FSP	303	40	121	24,856
UOP	102	20	20	4,108
TOTALS	4,389		3,720	764,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008011	861=430 840=1005	142,000	06/22/2023
B1327123	CO ISSUED	0	06/26/2014
B1328123	NEW CONSTR	379,587	12/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1448	11/14/2014	WD Q	Q	I	01	760,000
GRANTOR: SEA MARSH HOLDINGS (5)						
GRANTEE: WIEST WILLIAM M & T						
1865/1796	7/02/2013	WD Q	V	02		140,000
GRANTOR: HEIDER JEANETTE D						
GRANTEE: SEA MARSH HOLDINGS						

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	0	1.00	UT	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,688.00	SF	7.00	100	2014	2014	3	95	11,225	
3	0855	CONC PAVER	0	100	3	3	9.00	SF	10.00	100	2014	2014	3	95	86	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	100	2014	2014	3	65	3,250	
5	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	100	2024	2023	100	100	38,250	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	100	2024	2023	100	100	2,000	
7	0857	SANDSTONE/	0	100	0	0	1,005.00	SF	16.00	100	2024	2023	100	100	16,080	
8	0911	SCRN RM A	0	100	0	0	1,451.00	SF	17.50	100	2024	2023	100	100	25,393	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2024	2023	100	100	2,000	

TOTAL OB/XF													101,644											
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

BUILDING NOTES												
BAS=[YR=2014;ORIG=0,0] W14 S2 W14 D3L3 S12 W19 N9 U3L3 W10 D3L3 S40 E2 S9 E10 N5 E10 E22 S6 E8 S1 E7 N2 E7 N57 \$												
FGR=[YR=2014;ORIG=-22,58] S31 E4 S1 E14 N1 E4 N9 N23 W7 S2 W7 N1 W8 \$												
FSP=[YR=2014;ORIG=-28,2] W25 S3 D3R3 S9 E19 N12 U3R3 \$												
FOP=[YR=2014;ORIG=-44,52] S6 E22 N6 W22 \$												
UOP=[YR=2014;ORIG=0,80] E6 N17 W6 S17 \$												

REVIEW DATE 02/21/2024 BY TW																													
Total Acres: 0.00										Total Land Value: 500,000					Market: 0					Agricultural: 0					Common: 500,000				