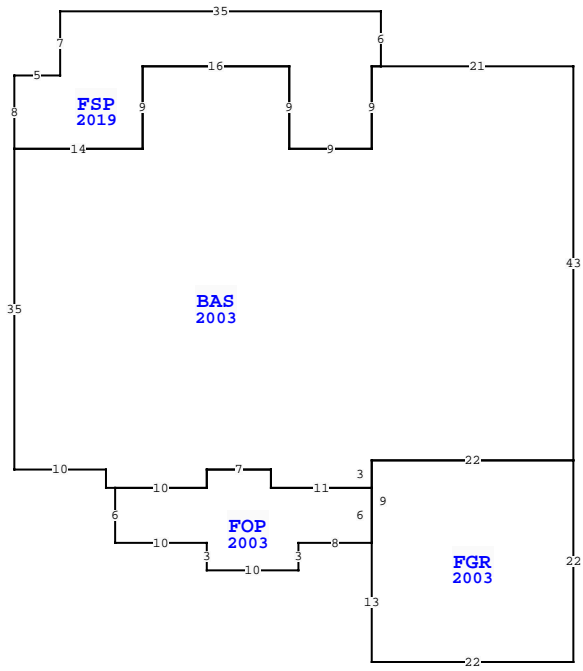


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,499	100	2,499
FGR	484	55	266
FOP	212	30	64
FSP	412	40	165
TOTALS	3,607		2,994
			331,005

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,994	99.6588	124.57	372,963	2003	2008	0	0	11.25	88.75
1 SNGL FAM - 100% - 2010 Heated Area: 2499 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		331,005	
TOTAL MARKET OB/XF VALUE		8,727	
TOTAL LAND VALUE - MARKET		37,450	
TOTAL MARKET VALUE		377,182	
SOH/AGL Deduction		165,983	
ASSESSED VALUE		211,199	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		161,199	
TOTAL JUST VALUE		377,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,151	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006069	REPAIR/RRF	18,928	06/07/2019
B0310818	NEW CONSTR	180,237	01/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/620	2/22/2024	WD	U	I	11	100
GRANTOR: WIGGINS PEGGY						
GRANTEE: WIGGINS PEGGY ELAIN						
1640/1664	9/10/2009	WD	Q	I	01	220,000
GRANTOR: MAY ROBERT G JR & CHR						
GRANTEE: WIGGINS PEGGY						

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	0811	CONCRETE B	0	100	0	948.00	SF	5.20	5.20	100	2003	2003	3	83	4,092	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	1242	WD DECK A	0	100	0	265.00	SF	10.00	10.00	100	2013	2013	3	60	1,590	
TOTAL OB/XF															8,727	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/02/2024	MLU

BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS=[YR=2003] W21 FSP=[YR=2019] N6 W35 S7 W5 S8 E14 N9 E16 S9 E9 N9 E1\$ W1 S9 W9 N9 W16 S9 W14 S35 E10 S2 E1 FOP=[YR=2003] S6 E10 S3 E10 N3 E8 FGR=[YR=2003] S13 E22 N22 W22 S9\$ N6 W11 N2 W7 S2 W10\$ E10 N2 E7 S2 E11 N3 E22 N43\$.																								

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	000115	C	SFR ACRES	100	0003	PUD	0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							