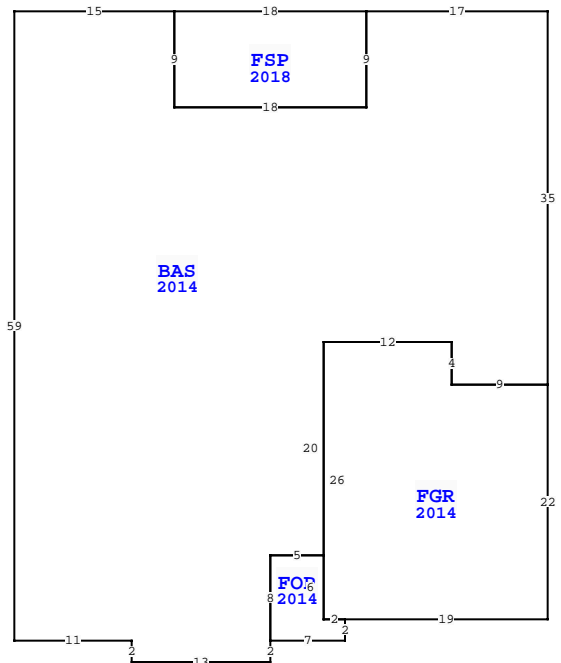




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,222	100	2,222
FGR	510	55	280
FOP	44	30	13
FSP	162	40	65
TOTALS	2,938		2,580
			268,535

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,580	114.3072	108.59	280,162	2014	2014	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2018										Heated Area: 2222	
										HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,535	
TOTAL MARKET OB/XF VALUE		75,195	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		418,730	
SOH/AGL Deduction		98,781	
ASSESSED VALUE		319,949	
TOTAL EXEMPTION VALUE		WX HX HB VX VP	
BASE TAXABLE VALUE		293,954	
TOTAL JUST VALUE		418,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000621	ADDITION	11,300	01/11/2022
B2109340	SWIM POOL	69,658	07/16/2021
B1804009	SCRN FOP	1,398	05/01/2018
B1428825	CO ISSUED	0	08/25/2014
1428825	NEW CONSTR	274,975	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0865	12/15/2022	LE	U	I	11	100
GRANTOR: WOLFE JOHN MICHAEL &						
GRANTEE: WOLFE JEFFREY A						
2149/0509	9/29/2017	WD	Q	I	01	273,000
GRANTOR: POOLE CHAD C & VICTOR						
GRANTEE: WOLFE JOHN MICHAEL						

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	0	722.00	SF	5.20	5.20	100	2014	2014	3	95	3,567	
2	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2017	2017	3	92	1,472	
3	0470	VNVL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
4	0479	VF PICKET	0 100	0	0	80.00	LF	10.00	10.00	100	2017	2017	3	92	736	
5	0911	SCRN RM A	0 100	50	24	1,200.00	SF	17.50	17.50	100	2022	2022	3	97	20,370	
6	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2022	2022	3	98	32,654	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
8	0855	CONC PAVER	0 100	0	0	808.00	SF	10.00	10.00	100	2022	2022	3	100	8,080	
9	0855	CONC PAVER	0 100	0	0	610.00	SF	10.00	10.00	100	2022	2022	3	100	6,100	
TOTAL OB/XF															75,195	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2014] W17 FSP=[YR=2018] W18 S9 E18 N9 \$ S9 W18 N9 W15 S59 E11 S2 E13 N2 FOP=[YR=2014] E7 N2 FGR=[YR=2014] E19 N22 W9 N4 W12 S26 E2 \$ W2 N6 W5 S8 \$ N8 E5 N20 E12 S4 E9 N35 \$.			

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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							