



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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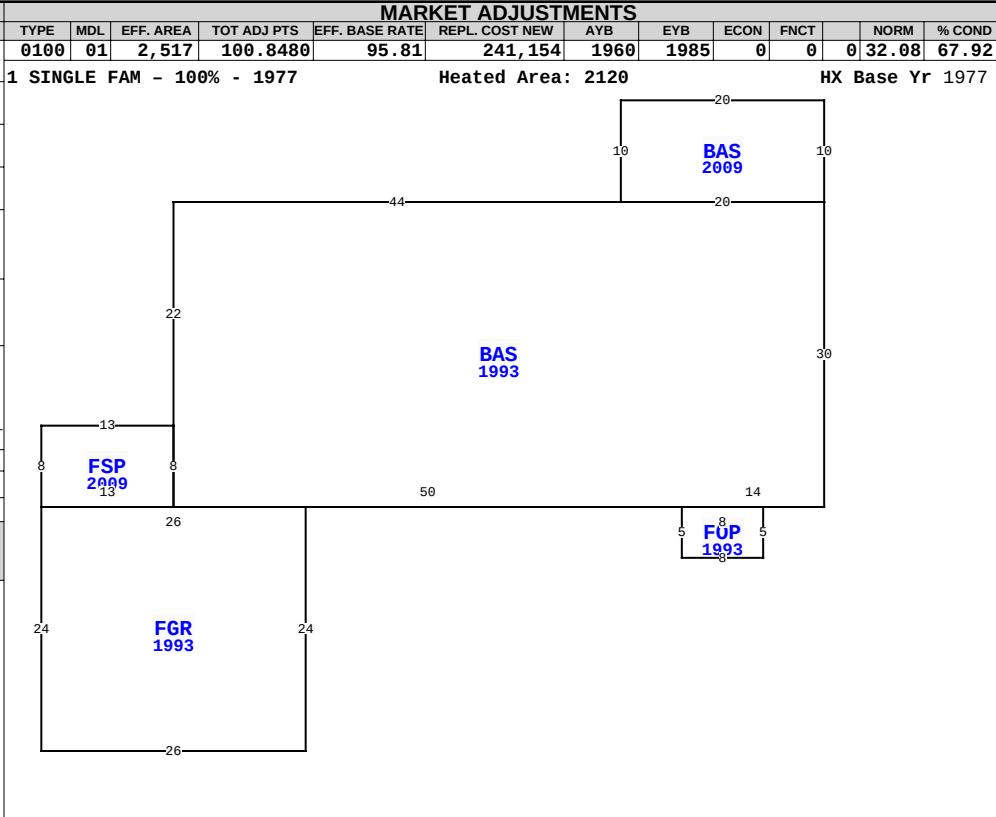
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	124,942
BAS	200	100	200	13,015
FGR	624	55	343	22,321
FOP	40	30	12	781
FSP	104	40	42	2,733

TOTALS	2,888		2,517	163,792
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20
2	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00
3	1242	WD DECK A	0	100	0	0	186.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	RSF-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1986	1986	3	49.5	1,544	
100	2000	2000	3	79	4,614	
100	2010	2010	3	45	837	

TOTAL OB/XF									
6,995									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					181,198				
TOTAL MARKET OB/XF VALUE					6,995				
TOTAL LAND VALUE - MARKET					82,500				
TOTAL MARKET VALUE					270,693				
SOH/AGL Deduction					159,942				
ASSESSED VALUE					110,751				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					60,751				
TOTAL JUST VALUE					270,693				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					264,706				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2250/1566	1/21/2019	QC	U	I	11	100			
GRANTOR: WILDER JOHN A									
GRANTEE: WILDER PEGGY A									
0588/0933	1/23/1990	WD	U	I	01	100			
GRANTOR: WILDER JOHN A									
GRANTEE: WILDER JOHN & PEGGY									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009] W20 S10 BAS=[YR=1993] W44 S22 FSP=[YR=2009] W13 S8 FGR=[YR=1993] S24 E26 N24 W26 \$ E13 N8 \$ S8 E50 FOP=[YR=1993] S5 E8 N5 W8 \$ E14 N30 W20 \$ E20 N10 \$.									

[illegible]