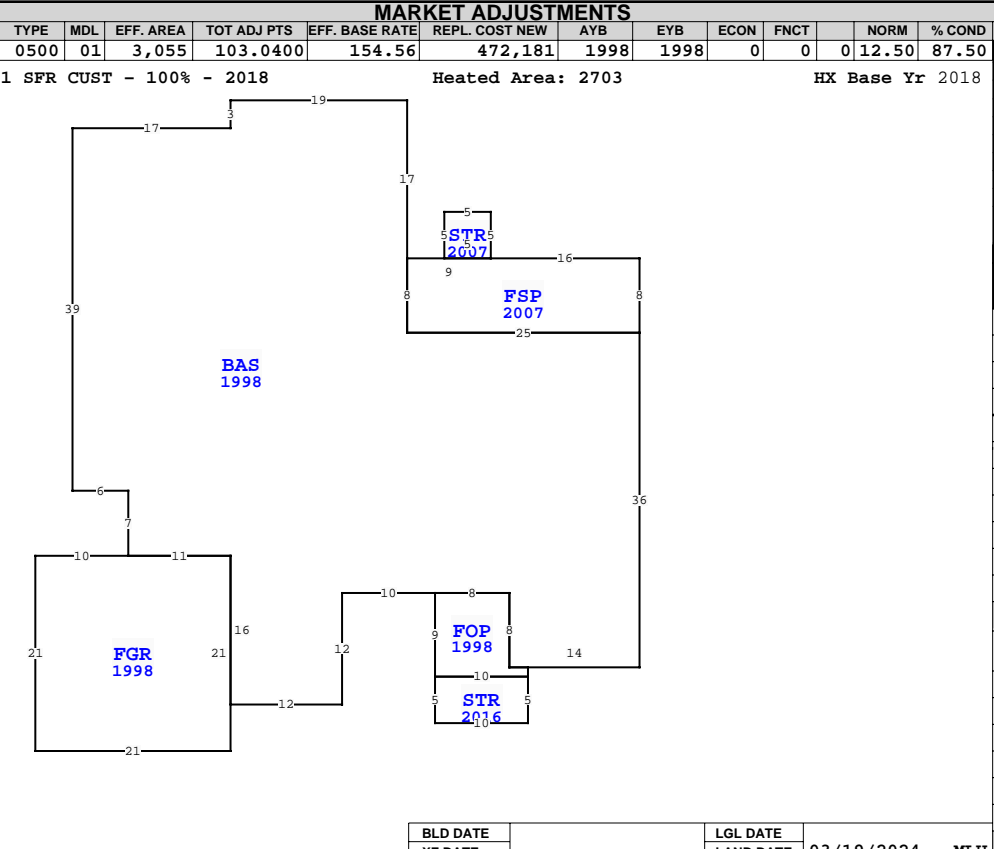


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,703	100	2,703
FGR	441	55	243
FOP	74	30	22
FSP	200	40	80
STR	25	10	2
STR	50	10	5
TOTALS	3,493		3,055



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			413,158
TOTAL MARKET OB/XF VALUE			10,133
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			673,291
SOH/AGL Deduction			276,375
ASSESSED VALUE			396,916
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE			341,916
TOTAL JUST VALUE			673,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003247	REPAIR/RRF	6,000	05/01/2020
B1529786	BATHREM	31,000	01/01/2015
974173	NEW CONSTR	170,000	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/1471	6/12/2017	WD Q	Q	I	01	390,000
GRANTOR: WEHNER KYLE W & SHERY						
GRANTEE: BLACKBURN JAMES R J						
1768/0208	12/02/2011	WD Q	Q	I	02	434,000
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: WEHNER KYLE W & SHE						

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	0810	CONCRETE A	0	100	0	297.00	SF	6.50	6.50	100	1998	1998	3	75	1,448	
2	0812	CONCRETE C	0	100	0	1,950.00	SF	4.00	4.00	100	1998	1998	3	75	5,850	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
TOTAL OB/XF 10,133																

LAND DESCRIPTION		TOTAL OB/XF 10,133																						
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2007] W16 STR=[YR=2007] N5 W5 S5 E5 W9 BAS=[YR=1998] N17 W19 S3 W17 S39 E6 S7 FGR=[YR=1998] W10 S21 E21 N21 W11\$ E11 S16 E12 N12 E10 FOP=[YR=1998] S9 STR=[YR=2016] S5 E10 N5 W10\$ E10 N1 W2 N8 W8\$ E8S8 E14 N36 W25 N8 \$ S8 E25 N8 \$.	