



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	195,505
FGR	400	55	220	23,922
FOP	33	30	10	1,088
USP	150	30	45	4,893
TOTALS	2,381		2,073	225,407

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0 100	0	0	877.00	SF	5.20	5.20	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,073	97.9020	122.38	253,694	2003	2003	0	0	0 11.15	88.85
1 SNGL FAM - 100% - 2004 Heated Area: 1798 HX Base Yr 2004											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE											

TOTAL OB/XF 6,830											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
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1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,407	
TOTAL MARKET OB/XF VALUE		6,830	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		297,237	
SOH/AGL Deduction		142,213	
ASSESSED VALUE		155,024	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		105,024	
TOTAL JUST VALUE		297,237	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24644	ADDITION	3,125	04/01/2011
B0310952	NEW CONSTR	126,918	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2465/0189	4/16/2021	QC	U	I	11
GRANTOR: WANG JAMES H L/E					
GRANTEE: WANG PAM					
2273/1816	4/30/2019	LE	U	I	11
GRANTOR: WANG JAMES H					
GRANTEE: WANG EDWARD H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W15 USP=[YR=2011] N10 W15 S10 E15 \$ W31 S41 E12 FOP=[YR=2003] S1 E11 N3 W11 S2 \$ N2 E14 FGR=[YR=2003] S19 E20 N20 W20 S1 \$ N1 E20 N38 \$.											