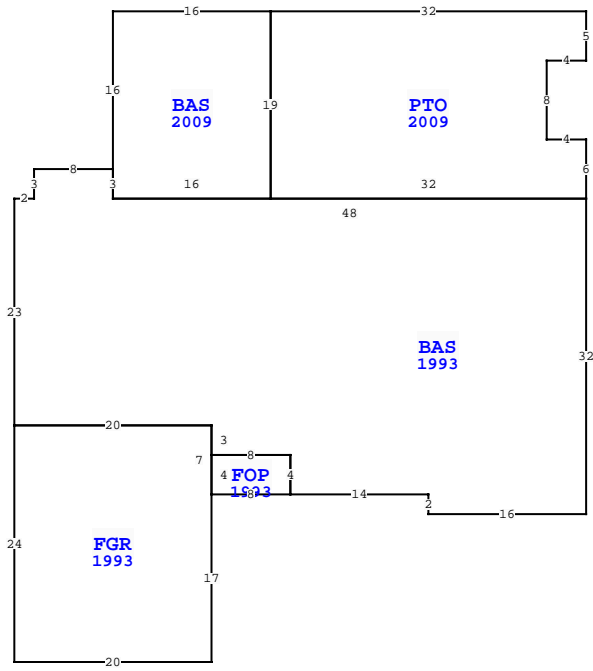


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating 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	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,624	100	1,624
BAS	304	100	304
FGR	480	55	264
FOP	32	30	10
PTO	576	5	29
TOTALS	3,016		2,231
			266,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,231	113.1900	141.49	315,664	1990	1992	0	0	15.58	84.42
1 SNGL FAM - 100% - 1994 Heated Area: 1928 HX Base Yr 1994											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			266,484
TOTAL MARKET OB/XF VALUE			16,984
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			338,468
SOH/AGL Deduction			174,500
ASSESSED VALUE			163,968
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			113,968
TOTAL JUST VALUE			338,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23779	ADDITION	6,746	07/01/2010
R5520	REPAIR/RRF	1,000	10/01/2003
E9415	NEW CONSTR	500	04/01/2002
B9363	GARAGE	19,008	02/01/2002
R3908	REPAIR/RRF	200	02/01/2002
R3908	REPAIR/RRF	200	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1556	11/17/2022	WD	U	I	11	100
GRANTOR: WHEELER GARY L & BARB						
GRANTEE: WHEELER LIVING TRUS						
0602/0795	7/20/1990	WD	U	I	06	40,000
GRANTOR: MOBLEY ALAN & JOELLE						
GRANTEE: WHEELER GARY & BARB						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	0	1,864.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,436	
3	0510	GARAGE WD-	0	100	24	576.00	SF	35.00	35.00	100	2002	2002	3	30	6,048	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
5	1076	TRELLIS A	0	100	10	200.00	SF	7.50	7.50	100	2010	2010	3	60	900	
TOTALS															16,984	

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							