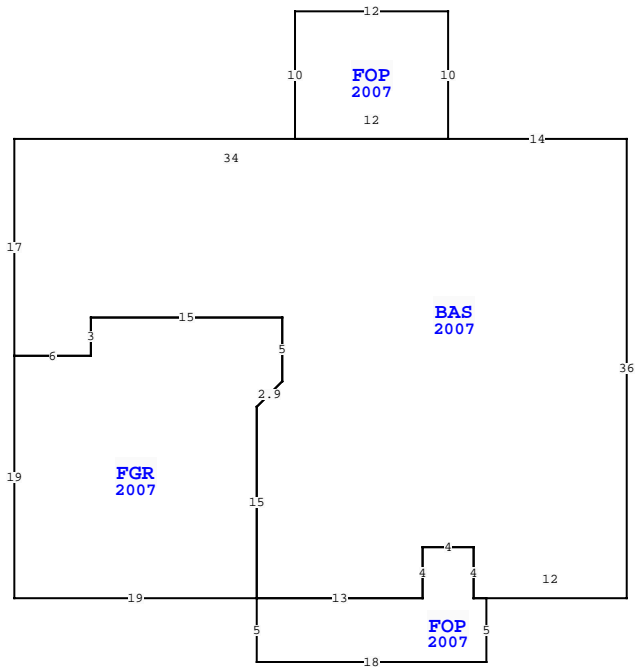


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	11 CLAY TILE 20			
Air Condition	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	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 07			
NEIGHBORHOOD/LOC	7003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	146,647
FGR	412	55	227	25,607
FOP	106	30	32	3,610
FOP	120	30	36	4,061
TOTALS	1,938		1,595	179,925

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,595	128.5812	122.15	194,829	2007	2007	0	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2022 Heated Area: 1300 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			179,925
TOTAL MARKET OB/XF VALUE			4,324
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			224,249
SOH/AGL Deduction			26,829
ASSESSED VALUE			197,420
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			147,420
TOTAL JUST VALUE			224,249
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3058	NEW CONSTR	89,994	05/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0581	7/26/2021	WD Q	Q	I	01	225,000
GRANTOR: WRIGHT HALEY E & CLAY						
GRANTEE: KELLY SHELLEY						
2149/1254	9/29/2017	WD Q	Q	I	01	146,000
GRANTOR: LAMB GARON A						
GRANTEE: WRIGHT HALEY ELIZAB						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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			774.00	SF	5.20	5.20	100	2007	2007	3	88	3,542	
2	0811	CONCRETE B	0	100	0	0			155.00	SF	5.20	5.20	100	2017	2017	3	97	782	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12\$ W34 S17 FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5 D2 L2 S15 FOP=[YR=2007] S5 E18 N5 W1 N4 W4 S4 W13\$ E13 N4 E4 S4 E12 N36\$.	

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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000								