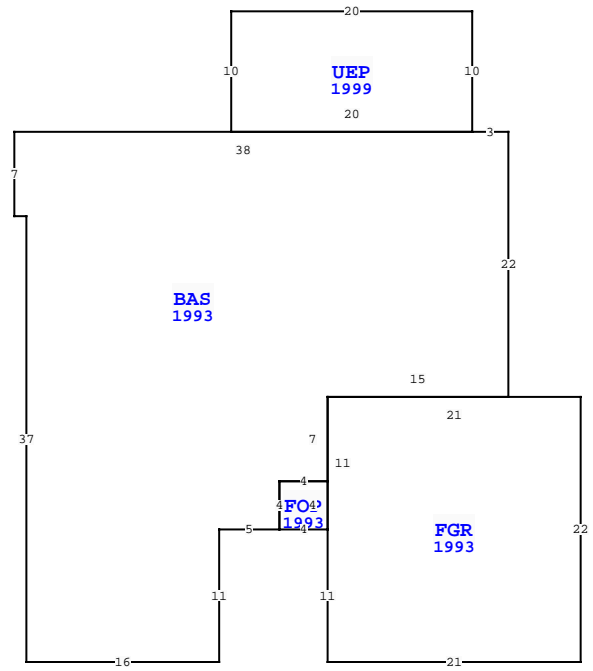


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	02	DIST FB	100		
Occupancy	00	NONE	100		
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1993	1,322	204,520
FGR	462	55	1993	254	39,295
FOP	16	30	1993	5	773
UEP	200	60	1999	120	18,564
TOTALS	2,000			1,701	263,153

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,701	125.3500	165.46	281,447	1987	2010	0	0	6.50	93.50
1 SNGL FAM - 100% - 2024										Heated Area: 1322	HX Base Yr 2024



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			263,153
TOTAL MARKET OB/XF VALUE			2,706
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			445,859
SOH/AGL Deduction			143,653
ASSESSED VALUE			302,206
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			251,484
TOTAL JUST VALUE			445,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100739	REPAIR/RRF	5,200	05/05/2010
B991336	ADDITION	6,840	10/06/1999
B984414	REMODEL	7,500	10/21/1998
BP4158	N/A	32,400	02/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0341	3/22/2023	WD Q	Q	I	01	547,000
GRANTOR: WENZELBURGER WILLIAM						
GRANTEE: GOSS CASEY & KELLY						
1621/0412	5/22/2009	WD Q	Q	I	01	160,000
GRANTOR: SWALLS HELEN H						
GRANTEE: WENZELBURGER WILLIA						

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	0810	CONCRETE A	0	100	19	3			57.00	100	1987	1987	3	49.5	183	
2	0810	CONCRETE A	0	100	0	0			635.00	100	1987	1987	3	49.5	2,043	
3	0940	SHEDS/PORT	0	100	0	0			80.00	100	1995	1995	3	20	480	

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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							