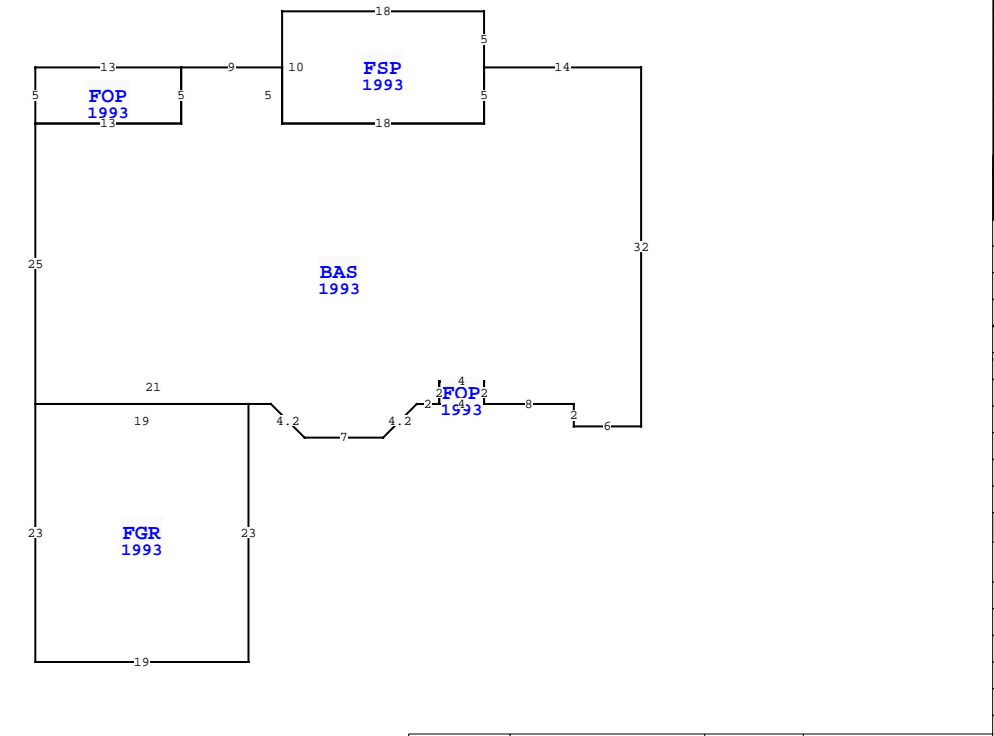


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,833	124.2000	163.94	300,502	1988	1988	0	0	16.25	83.75

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			251,670
TOTAL MARKET OB/XF VALUE			2,060
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			433,730
SOH/AGL Deduction			172,247
ASSESSED VALUE			261,483
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			210,761
TOTAL JUST VALUE			433,730
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,807



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	1993	1,499	205,812
FGR	437	55	1993	240	32,952
FOP	8	30	1993	2	275
FOP	65	30	1993	20	2,746
FSP	180	40	1993	72	9,886
TOTALS	2,189			1,833	251,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090112	REPAIR/RRF	5,000	01/26/2009
20051909	XFOB	2,000	06/07/2005
20051893	OTHER	22,000	06/06/2005
B983917	ADDITION	2,200	07/01/1998
4588	NEW CONSTR	38,000	12/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/1611	11/05/2018	WD	Q	I	01	288,200
GRANTOR: WISE ROBERT & NICOLE						
GRANTEE: POPE PRESTON A II &						
1424/0438	6/28/2006	WD	Q	I		265,000
GRANTOR: POINT B LLC & ORTEP H						
GRANTEE: WISE ROBERT & NICOL						

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	41	3			6.50	100	1988	1988	3	52	416	
2	0811	CONCRETE B	0	100	38	16			5.20	100	1988	1988	3	52	1,644	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/01/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FSP=[YR=1993] N5 W18 S10 E18 N5 \$ S5 W18 N5 W9 FOP=[YR=1993] W13 S5 E13 N5 \$ S5 W13 S25 FGR=[YR=1993] S23 E19 N23 W19 \$ E21 R3 D3 E7 U3 R3 E2 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E4 S2 E8 S2 E6 N32 \$.											

LAND DESCRIPTION																								
TOTAL OB/XF 2,060																								
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							