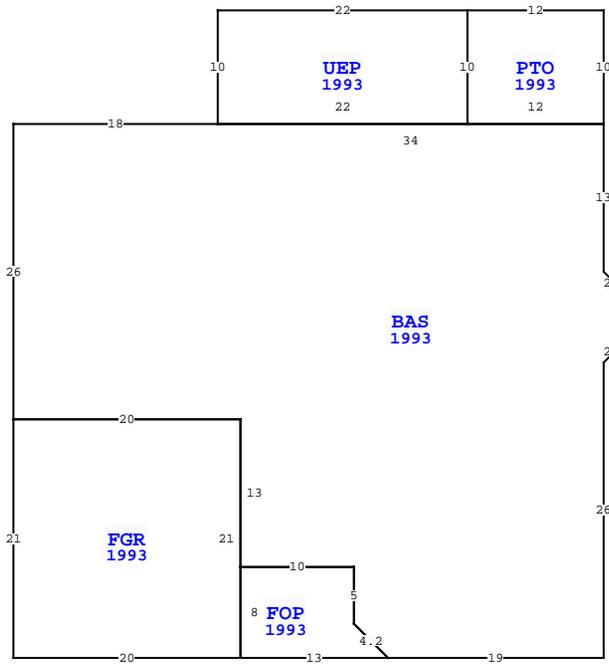


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,952	100	1993
FGR	420	55	1993
FOP	85	30	1993
PTO	120	5	1993
UEP	220	60	1993
TOTALS	2,797		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,347	121.2652	160.07	375,684	1988	1992	0	0	15.25	84.75
1 SNGL FAM - 100% - 2021 Heated Area: 1952 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			318,392
TOTAL MARKET OB/XF VALUE			4,492
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			502,884
SOH/AGL Deduction			187,098
ASSESSED VALUE			315,786
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			265,064
TOTAL JUST VALUE			502,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			468,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042373	REPAIR/RRF	4,000	12/16/2004
4644	NEW CONSTR	42,500	01/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/0824	12/23/2020	WD	Q	I	02	340,000
GRANTOR: WAGNER KONRAD N						
GRANTEE: SHERRILL DERRICK M						
0731/0687	6/12/1995	WD	Q	I	06	34,500
GRANTOR: VAN HASSELT JOSEPH A						
GRANTEE: SCHAEBERLE JUDI WAG						

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	810.00	UT	5.20	5.20	100	1988	1988	3	52	2,190	
2	0810	CONCRETE A	0	100	13	39.00	SF	6.50	6.50	100	1988	1988	3	52	132	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	

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							