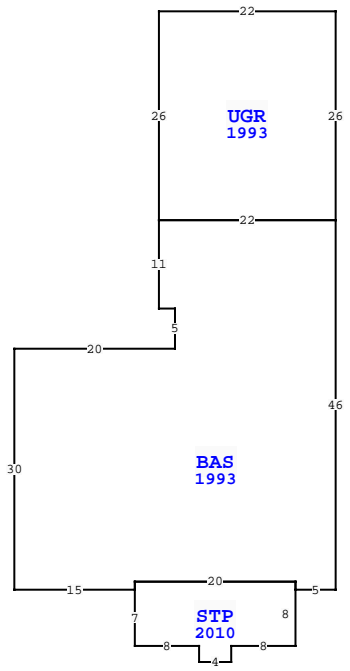


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,522	100	1993
STP	168	10	2010
UGR	572	45	1993
TOTALS	2,262		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,796	107.6000	142.03	255,086	1972	1985	0	0	19.09	80.91
1 SNGL FAM - 0% - 0 Heated Area: 1522 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			206,390
TOTAL MARKET OB/XF VALUE			4,028
TOTAL LAND VALUE - MARKET			452,625
TOTAL MARKET VALUE			663,043
SOH/AGL Deduction			54,356
ASSESSED VALUE			608,687
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			608,687
TOTAL JUST VALUE			663,043
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011206	H/AC	2,000	05/25/2001
5512	REPAIR/RRF	4,000	08/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/0707	7/01/2019	WD Q	Q	I	05	500,000
GRANTOR: JOHNSON SARA HOLT						
GRANTEE: WIERZBOWSKI MICHAEL						
1957/0208	1/12/2015	FJ U	I	I	11	100
GRANTOR: JOHNSON E J ESTATE						
GRANTEE: JOHNSON SARA HOLT						

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	0	22	4			88.00	SF	6.50	6.50	100	1972	1972	3	22	126	
2	0810	CONCRETE A	0	0	0	0			651.00	SF	6.50	6.50	100	1972	1972	3	22	931	
3	0810	CONCRETE A	0	0	0	0			1,828.00	SF	6.50	6.50	100	1975	1975	3	25	2,971	
TOTALS															4,028				

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	0	0006	R-1	71.00	125.00	71.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	452,625							