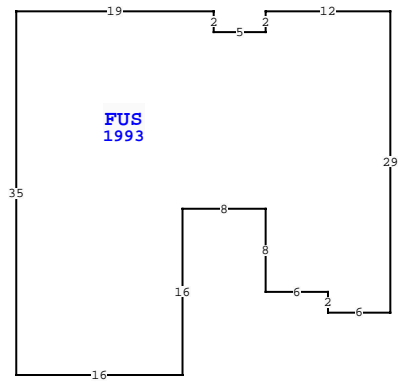
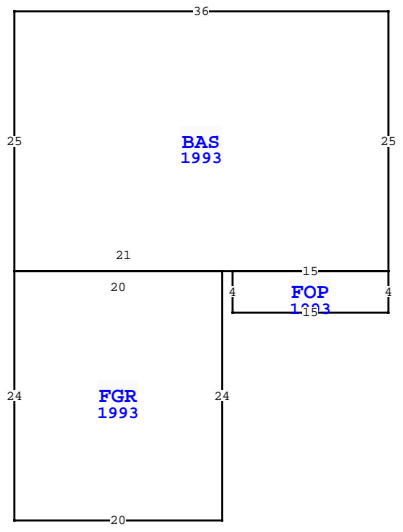


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	
1												
SINGLE FAM - 100% - 2022 Heated Area: 1938 HX Base Yr 2022												



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	96,603
FGR	480	55	1993	264	28,337
FOP	60	30	1993	18	1,932
FUS	1,038	100	1993	1,038	111,416
TOTALS	2,478			2,220	238,288

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

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	0	1,349.00	SF	6.50	6.50	100	1987	1987	3	49.5	4,340	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	1242	WD DECK A	0	100	0	164.00	SF	10.00	10.00	100	1987	1987	3	20	328	

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	238,288			
TOTAL MARKET OB/XF VALUE	6,768			
TOTAL LAND VALUE - MARKET	225,000			
TOTAL MARKET VALUE	470,056			
SOH/AGL Deduction	65,485			
ASSESSED VALUE	404,571			
TOTAL EXEMPTION VALUE	50,722			
BASE TAXABLE VALUE	353,849			
TOTAL JUST VALUE	470,056			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	459,749			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052074	REPAIR/RRF	5,000	06/27/2005
20032368	H/AC	5,000	01/17/2003
10417	XFOB	300	04/07/1997
4192	NEW CONSTR	0	03/02/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0224	6/24/2020	WD Q	Q	I	01	365,000
GRANTOR: WILSON JOHN D & MARCI						
GRANTEE: ORR ROGER JASON & B						
0886/1928	6/14/1999	WD Q	Q	I		145,000
GRANTOR: NAVARRETTE SERGIO A &						
GRANTEE: WILSON JOHN D & MAR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W36 S25 FGR=[YR=1993] S24 E20 N24 W20 \$ E21 FOP=[YR=1993] S4 E15 N4 W15 \$ E15 N25 \$ PTR= E15 FUS=[YR=1993] E19 S2 E5 N2 E12 S29 W6 N2 W6 N8 W8 S16 W16 N35 \$ W15 \$.