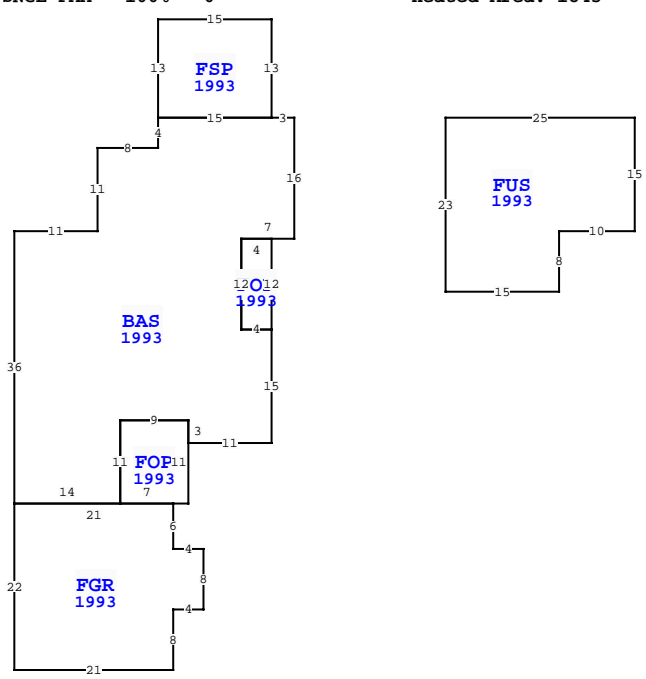


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1075.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,350
FGR	494
FOP	48
FOP	99
FSP	195
FUS	495
TOTALS	2,681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,239	106.0360	139.97	313,393	1989	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 0 Heated Area: 1845 HX Base Yr 1990											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			268,578
TOTAL MARKET OB/XF VALUE			6,485
TOTAL LAND VALUE - MARKET			412,500
TOTAL MARKET VALUE			687,563
SOH/AGL Deduction			476,871
ASSESSED VALUE			210,692
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			159,970
TOTAL JUST VALUE			687,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			620,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100109	REPAIR/RRF	9,750	01/21/2010
5428	NEW CONSTR	79,310	06/20/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1621	4/20/2022	LE	U	I	11	100
GRANTOR: WHEELER ELAINE B						
GRANTEE: HICKMAN AMY L MORRO						
0598/1210	6/06/1990	QC	Q	I	01	100
GRANTOR: WHEELER DONALD J						
GRANTEE: WHEELER ELAINE B						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	765.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,168	
3	0855	CONC PAVER	0	100	0	406.00	SF	7.00	7.00	100	1989	1989	3	54.5	1,549	
4	0810	CONCRETE A	0	100	0	149.00	SF	6.50	6.50	100	1989	1989	3	54.5	528	
TOTAL OB/XF 6,485																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15 S13 E15 \$W15 S4 W8 S11 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] E2 N11 W9 S11 E7 \$ W21 \$ E14 N11 E9 S3 E11 N15 FOP=[YR=1993] N12 W4 S12 E4 \$ W4 N12 E7 N16 \$ PTR= E20 FUS=[YR=1993] E25 S15 W10 S8 W15 N23 \$ W20 \$.	

LAND DESCRIPTION		TOTAL OB/XF 6,485																						
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	000134	C	RES POND	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	300,000.00	412,500.00	412,500							