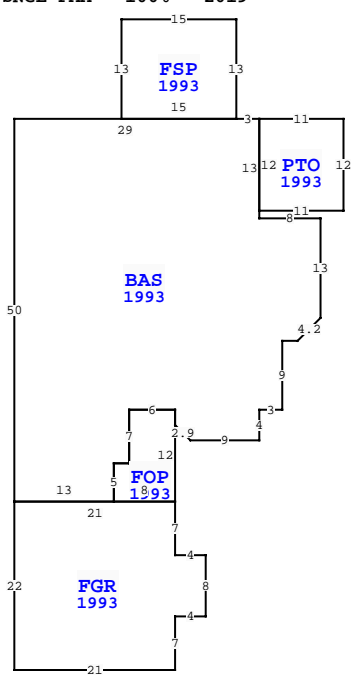


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1075.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,579	100	1993
FGR	494	55	1993
FOP	82	30	1993
FSP	195	40	1993
PTO	132	5	1993
TOTALS	2,482		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,961	110.3480	145.66	285,639	1988	1995		0	0	14.30
1 SNGL FAM - 100% - 2019 Heated Area: 1579 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE	244,793		
TOTAL MARKET OB/XF VALUE	3,098		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	547,891		
SOH/AGL Deduction	233,556		
ASSESSED VALUE	314,335		
TOTAL EXEMPTION VALUE	SX HX HB	100,722	
BASE TAXABLE VALUE	213,613		
TOTAL JUST VALUE	547,891		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	496,418		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042380	REPAIR/RRF	6,000	12/17/2004
20042255	REPAIR/RRF	5,000	12/03/2004
2257	NEW CONSTR	2,000	11/17/1988
979	H/AC	2,400	11/17/1988
4979	NEW CONSTR	71,785	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1096	12/28/2017	WD	Q	I	02	315,000
GRANTOR: MOORE F WILSON						
GRANTEE: ARNDT RICHARD W & T						
1907/1272	3/13/2014	WD	Q	I	02	265,000
GRANTOR: DUNN WALLACE ERIC						
GRANTEE: MOORE F WILSON						

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
1	0812	CONCRETE C	0	100	64	17		4.00	100	1988	1988
2	0810	CONCRETE A	0	100	0	0		247.00	100	1988	1988

TOTAL OB/XF											
3,098											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT	

BUILDING NOTES											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/30/2025 MLU											

BUILDING DIMENSIONS											
PTO=[YR=1993] W11 BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15											
S13E15\$ W29 S50 FGR=[YR=1993] S22 E21 N7 E4 N8 W4 N7											
FOP=[YR=1993] N12 W6 S7 W2 S5 E8\$ W21\$ E13 N5 E2 N7 E6 S2 D2											
R2 E9 N4 E3 N9 E2 U3 R3 N13 W8 N13\$ S12 E11 N12\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT	