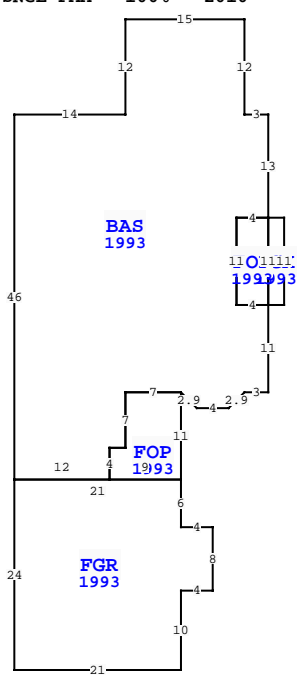


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 80				
16	WD FR STUC 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
02	DIST FB 100				
03	Quality Level 03				
0100	SINGLE FAMILY				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC 1075.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1993	1,414	172,111
DCK	22	10	1993	2	243
FGR	536	55	1993	295	35,907
FOP	44	30	1993	13	1,582
FOP	85	30	1993	26	3,165
TOTALS	2,101			1,750	213,009

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,750	107.6000	142.03	248,552	1986	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2010 Heated Area: 1414 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			213,009
TOTAL MARKET OB/XF VALUE			2,517
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			515,526
SOH/AGL Deduction			305,011
ASSESSED VALUE			210,515
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			159,793
TOTAL JUST VALUE			515,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959480	REMODEL	3,200	12/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0965	6/21/2004	WD Q	Q	I		210,000
GRANTOR: ALLEN R JAMES P/R						
GRANTEE: WETHERINGTON RONALD						
0968/1214	1/30/2001	WD Q	Q	I		165,000
GRANTOR: GALL JOHN L & MARGARE						
GRANTEE: MCNALLY MARGARET S						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W3 N12 W15 S12 W14 S46 FGR=[YR=1993] S24 E21 N10E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S7 W2 S4 E9 \$ W21 \$ E12 N4 E2 N7 E7 D2 R2 E4 U2 R2 E3 N11 DCK=[YR=1993] E2 N11 W2 S11\$ FOP=[YR=1993] N11W4 S11 E4\$ W4 N11 E4 N13 \$.	

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	0812	CONCRETE C	0	100	51	3	SF	4.00	4.00	100	1986	1986	3	47	288	
2	0811	CONCRETE B	0	100	48	19	SF	5.20	5.20	100	1986	1986	3	47	2,229	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							