



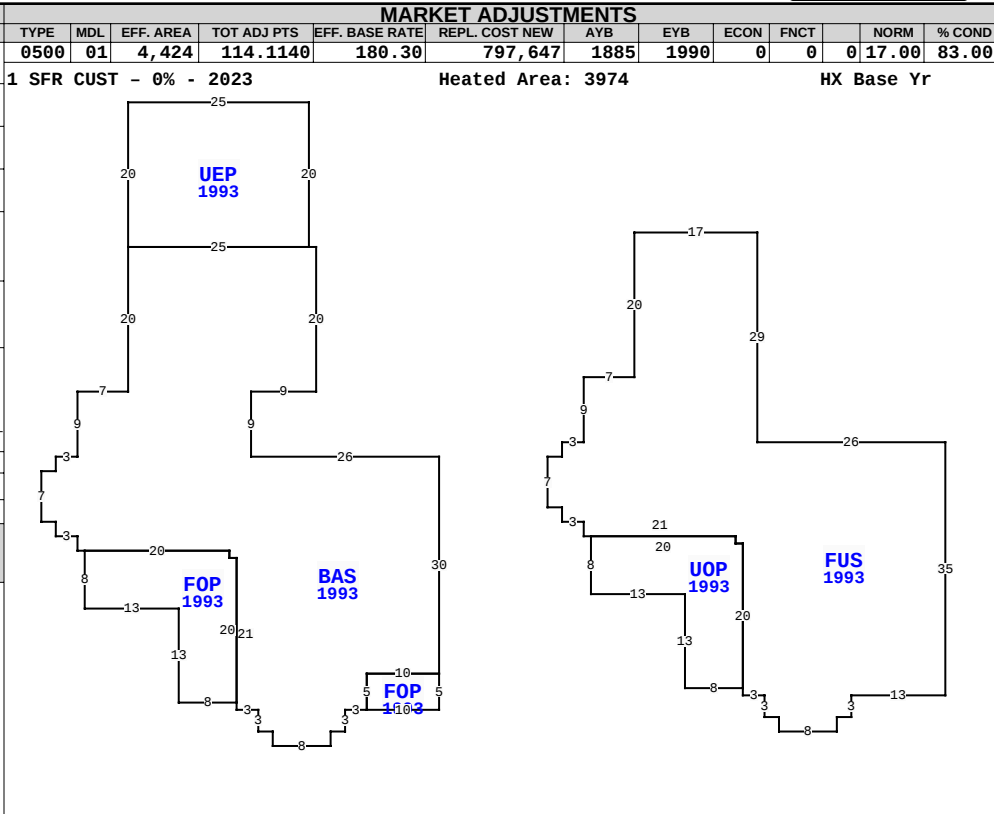
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	307,080
FOP	50	30	1993	15	2,245
FOP	271	30	1993	81	12,121
FUS	1,922	100	1993	1,922	287,626
UEP	500	60	1993	300	44,895
UOP	271	20	1993	54	8,081

TOTALS	5,066			4,424	662,047
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	0	0	841.00	SF	12.50
2	0528	GLASS ROOM	0	0	11	13	143.00	SF	45.00
3	0825	BRICK	0	0	11	13	143.00	SF	12.50
4	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00
5	1131	REINFR	8	0	0	178	2	SF	9.45
6	0819	CONC 12"	0	0	5	11	55.00	SF	9.50
7	0819	CONC 12"	0	0	7	5	35.00	SF	9.50
8	0819	CONC 12"	0	0	7	5	35.00	SF	9.50
9	0819	CONC 12"	0	0	10	5	50.00	SF	9.50
10	0810	CONCRETE A	0	0	0	0	562.00	SF	6.50



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF															15,351
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
1	000100	C	RES	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	60.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				662,047	
TOTAL MARKET OB/XF VALUE				19,045	
TOTAL LAND VALUE - MARKET				600,000	
TOTAL MARKET VALUE				1,281,092	
SOH/AGL Deduction				14,334	
ASSESSED VALUE				1,266,758	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,266,758	
TOTAL JUST VALUE				1,281,092	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,151,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033881	NEW BATH	5,000	09/24/2003
20033761	H/AC	14,000	08/28/2003
20033677	REPAIR/RRF	4,000	08/15/2003
20033656	REMODEL	12,000	08/12/2003
20033605	REMODEL	23,000	08/04/2003
20033384	REMODEL	200,000	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2687/956	11/07/2023	QC	U	I	11
GRANTOR: GARRETT AVA WILSON					
GRANTEE: GARRETT AVA W LIVIN					
2557/1971	4/22/2022	TD	U	I	11
GRANTOR: WILSON JUANITA P FAMI					
GRANTEE: GARRETT AVA WILSON					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W26 N9 E9 N20 W1 UEP=[YR=1993] N20 W25 S20 E25 \$ W25 S20W7 S9 W3 S2 W2 S7 E2 S2 E3 S2 E1 FOP=[YR=1993] S8 E13 S13 E8 N20 W1 N1 S20 \$ E20 S1 E1 S21 E3 S3 E2 S2 E8 N2 E2 N3 E3 FOP=[YR=1993] E10 N5 W10 S5 \$ N5 E10 N30 \$ PTR= E15 FUS=[YR=1993] E2 N2 E3 N9 E7 N20 E17 S29 E26 S35 W13 S3 W2 S2 W8 N2 W2 N3 W3N1 UOP=[YR=1993] N20 W1 N1 W20 S8 E13 S13 E8 \$ N20 W1 N1 W21 N2 W3 N2 W2 N7 \$ W15 \$.									

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
1	000100	C	RES	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	60.00	60.00	600,000		

[illegible]