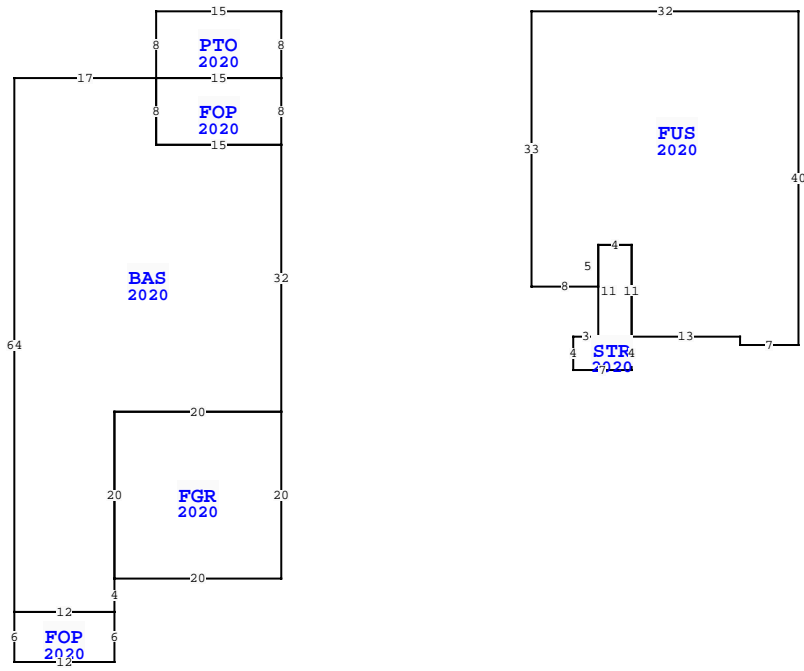


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,448	100	2020
FGR	400	55	2020
FOP	72	30	2020
FOP	120	30	2020
FUS	1,163	100	2020
PTO	120	5	2020
STR	72	10	2020
TOTALS	3,395		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	- 0%	- 0	229.74	666,705	2020	2020	0	0	2.00	98.00	
Heated Area: 2611 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	653,371			
TOTAL MARKET OB/XF VALUE	4,704			
TOTAL LAND VALUE - MARKET	165,000			
TOTAL MARKET VALUE	823,075			
SOH/AGL Deduction	58,044			
ASSESSED VALUE	765,031			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	765,031			
TOTAL JUST VALUE	823,075			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	793,213			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007675	NEW CONSTR	343,128	07/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2800/1635	7/15/2025	WD Q	I	01	950,000	
GRANTOR: WEYBRECHT JASON M & K						
GRANTEE: ABBEY VICTOR G TRUS						
2464/0137	5/21/2021	WD Q	I	01	725,000	
GRANTOR: SMITH JACKSON S III &						
GRANTEE: WEYBRECHT JASON M &						

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	0855	CONC PAVER	0	0	0	0		480.00	SF	10.00	10.00	100	2020	2020	3	98	4,704	

BUILDING NOTES		
BLD DATE		
LGL DATE		
LAND DATE		
04/15/2024 MLU		
AG DATE		

BUILDING DIMENSIONS
PTO=[YR=2020] W15 S8FOP=[YR=2020] S8 E15 N8 W15 \$
BAS=[YR=2020] W17 S64 FOP=[YR=2020] S6 E12 N6 W12 \$ E12 N4
FGR=[YR=2020] E20 N20 W20 S20 \$ N20 E20 N32 W15 N8 \$E15 N8 \$
PTR= E30 FUS=[YR=2020] E32 S40 W7 N1 W13 STR=[YR=2020] S4
W7 N4 E3 N11 E4 S11 \$ N11 W4 S5 W8 N33 \$ W30\$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							