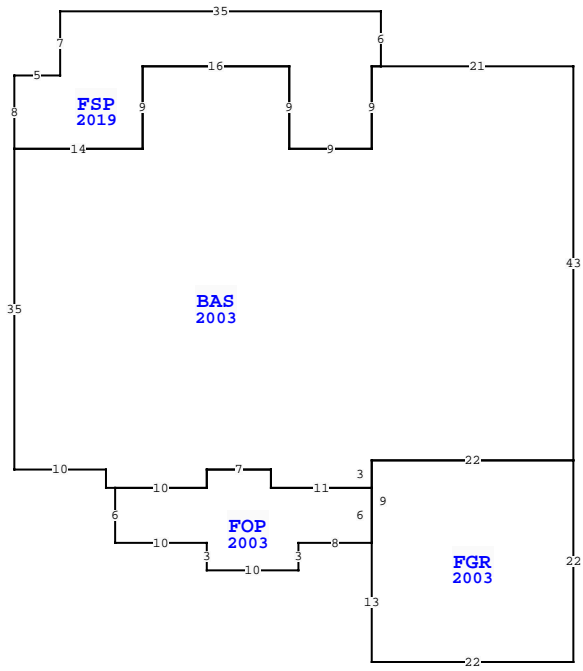


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 60				
Interior Floo	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	2003	2,499	289,294
FGR	484	55	2003	266	30,793
FOP	212	30	2003	64	7,409
FSP	412	40	2019	165	19,101
TOTALS	3,607			2,994	346,598

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,994	99.6588	131.55	393,861	2003	2008	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2010 Heated Area: 2499 HX Base Yr 2010												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			346,598
TOTAL MARKET OB/XF VALUE			8,510
TOTAL LAND VALUE - MARKET			48,150
TOTAL MARKET VALUE			403,258
SOH/AGL Deduction			185,934
ASSESSED VALUE			217,324
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			166,602
TOTAL JUST VALUE			403,258
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006069	REPAIR/RRF	18,928	06/07/2019
B0310818	NEW CONSTR	180,237	01/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/620	2/22/2024	WD	U	I	11	100
GRANTOR: WIGGINS PEGGY						
GRANTEE: WIGGINS PEGGY ELAIN						
1640/1664	9/10/2009	WD	Q	I	01	220,000
GRANTOR: MAY ROBERT G JR & CHR						
GRANTEE: WIGGINS PEGGY						

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	0811	CONCRETE B	0	100	0	948.00	SF	5.20	5.20	100	2003	2003	3	82	4,042	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	1242	WD DECK A	0	100	0	265.00	SF	10.00	10.00	100	2013	2013	3	55	1,458	
TOTALS													8,510			

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2003] W21 FSP=[YR=2019] N6 W35 S7 W5 S8 E14 N9 E16 S9 E9 N9 E1\$ W1 S9 W9 N9 W16 S9 W14 S35 E10 S2 E1 FOP=[YR=2003] S6 E10 S3 E10 N3 E8 FGR=[YR=2003] S13 E22 N22 W22 S9\$ N6 W11 N2 W7 S2 W10\$ E10 N2 E7 S2 E11 N3 E22 N43\$ .

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	0003	PUD	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							