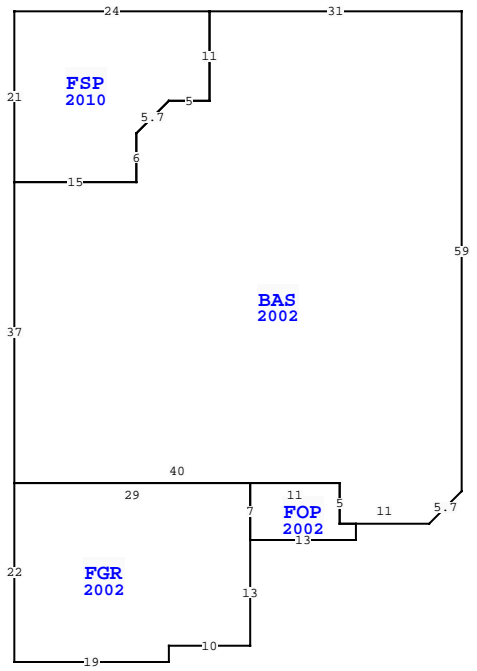


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
16	WD FR STUC 100	Exterior Wall			
08	IRREGULAR 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
11	CLAY TILE 70	Interior Floo			
14	CARPET 30	Interior Floo			
03	CENTRAL 100	Air Condition			
04	AIR DUCTED 100	Heating Type			
4	100	Bedrooms			
3	100	Bathrooms			
02	WOOD FRAME 100	Frame			
1.	1. 100	Stories			
0	0 100	Units			
00	NONE 100	Occupancy			
04	Quality Level 04	Quality			
0100	SINGLE FAMILY	DOR CODE			
	MKT AREA	04	MAP NUM		
NEIGHBORHOOD/LOC 4043.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100	2002	2,835	383,190
FGR	618	55	2002	340	45,956
FOP	81	30	2002	24	3,244
FSP	422	40	2010	169	22,843
TOTALS	3,956			3,368	455,233

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,368	115.0506	151.87	511,498	2002	2002	0	0	11.00	89.00
1 SNGL FAM - 100% - 2016											
Heated Area: 2835											
HX Base Yr 2016											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		455,233	
TOTAL MARKET OB/XF VALUE		8,553	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		568,786	
SOH/AGL Deduction		215,120	
ASSESSED VALUE		353,666	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		302,944	
TOTAL JUST VALUE		568,786	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		547,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209976	NEW CONSTR	210,981	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1864	12/18/2015	WD Q	Q	I	01	337,500
GRANTOR: WILDES CEDRIC L & JEN						
GRANTEE: JACKSON LEE & MEGHA						
1622/1571	6/01/2009	WD Q	Q	I	01	290,000
GRANTOR: GUNTER MILLEGE W & MA						
GRANTEE: WILDES CEDRIC L & J						

BLD DATE		03/29/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W31 FSP=[YR=2010] W24 S21 E15 N6 U4 R4 E5 N11 \$ S11 W5 D4 L4 S6 W15 S37 FGR=[YR=2002] S22 E19 N2 E10 N13 FOP=[YR=2002] E13 N2 W2N5 W11 S7 \$ N7 W29 \$ E40 S5 E11 U4 R4 N59 \$.	

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	0			1,170.00	SF	5.20	100	2002	2002	3	80	4,867
2	0462	ST/AL FNC	0	100	144	4			576.00	SF	10.00	100	2012	2012	3	64	3,686

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							