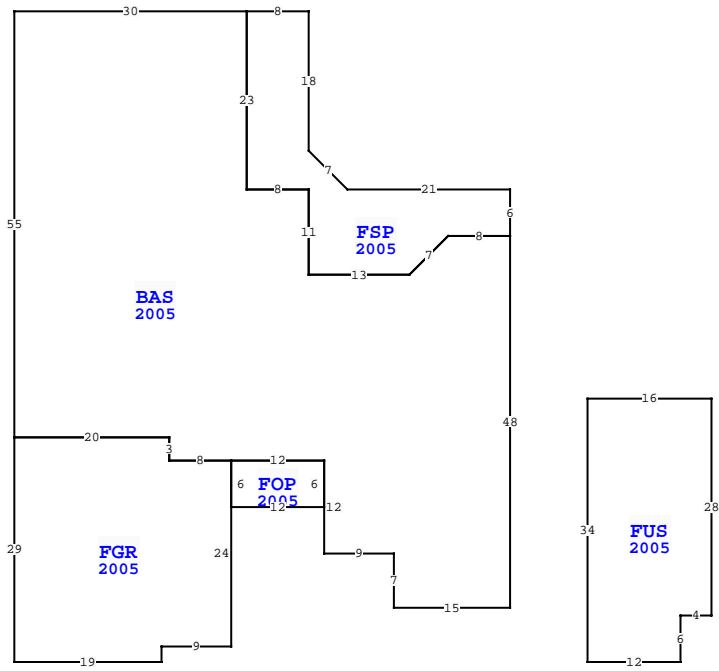


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,030	100	2005
FGR	770	55	2005
FOP	72	30	2005
FSP	430	40	2005
FUS	520	100	2005
TOTALS	4,822		
			4,168
			542,872

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,168	109.0320	143.92	599,859	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2023 Heated Area: 3550 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			542,872
TOTAL MARKET OB/XF VALUE			6,611
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			676,983
SOH/AGL Deduction			11,270
ASSESSED VALUE			665,713
TOTAL EXEMPTION VALUE	13		665,713
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			676,983
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			651,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09368	MECH OTHER	0	03/01/2005
E14399	ELEC OTHER	2,000	02/01/2005
P08901	OTHER	0	02/01/2005
B0414288	NEW CONSTR	264,094	12/01/2004
R047041	REPAIR/RRF	6,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1264	5/19/2023	LE	U	I	11	100
GRANTOR: WERNER PETER J & MARI						
GRANTEE: WERNER TIFFANY D						
2605/1389	11/30/2022	WD	Q	I	01	640,000
GRANTOR: HAMILTON SAMMY L & LI						
GRANTEE: WERNER PETER J & MA						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	1,051.00	SP	4.00	4.00	100	2005	2005	3	84	3,531	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2005] N6W21 U5 L5 N18W8S23E8 S11E13 U5 R5	
E8\$BAS=[YR=2005] W8 D5 L5 W13N11W8N23W30S5FGR=[YR=2005] S29	
E19N2E9N24W8N3W20\$E20S3E8 FOP=[YR=2005] S6E12N6W12\$E12S12E9S7	
E15N48\$ PTR=E10S21 FUS=[YR=2005] S34 E12N6E4N28W16\$N21W10\$.	

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							