

ELEMENT		CD	CONSTRUCTION
Exterior Wall	17	CB	STUCCO 100
Roof Structur	03	GABLE/HIP	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		3	100
Bathrooms		3	100
Frame	03	MASONRY	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	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	234	100	2002
BAS	1,604	100	2002
FGR	598	55	2002
FOP	144	30	2002
FST	12	55	2002
TOTALS	2,592		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,217	101.6064	134.12	297,344	2002	2002	0	0	11.00	89.00
1 SNGL FAM - 100% - 2003											
Heated Area: 1838											
HX Base Yr 2003											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE										05/21/2025	MLU
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	264,636		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	60,750		
TOTAL MARKET VALUE	325,386		
SOH/AGL Deduction	182,057		
ASSESSED VALUE	143,329		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	92,607		
TOTAL JUST VALUE	325,386		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	299,265		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9490	NEW CONSTR	144,132	04/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0938	4/01/2004	QC	Q	I	01	100

GRANTOR: WU SHEN JYH
 GRANTEE: WU SHEN-JYH TRUSTEE

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W18 BAS=[YR=2002] W54 S36 E22 FOP=[YR=2002] E24 FGR=[YR=2002] E26 N23 W18 FST=[YR=2002] N4 W3 S4 E3 \$ W8 S23 \$ N6 W24 S6 \$ N6 E24 N17 E5 N4 E3 N9 \$ S13 E18 N13 \$.									

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

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	DPHT 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	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,750							