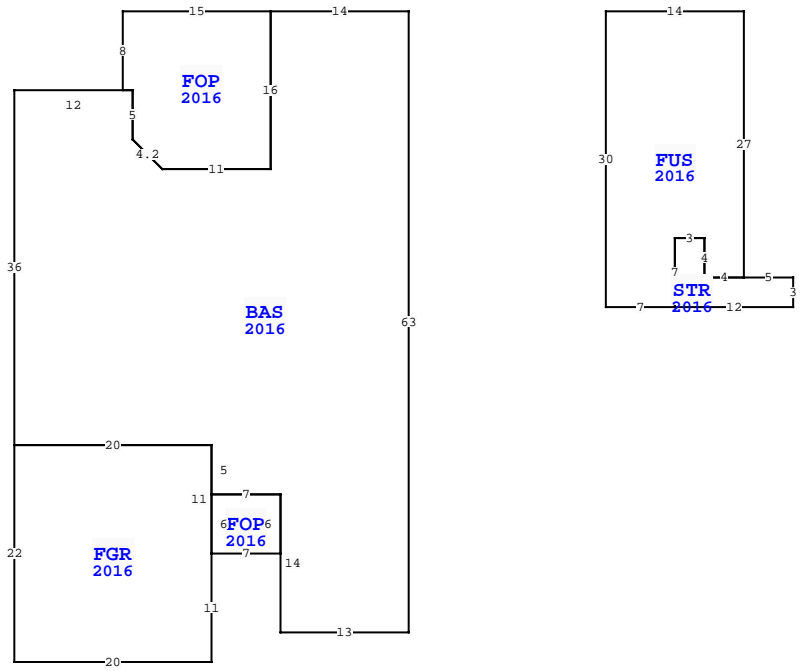


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,727	100	2016
FGR	440	55	2016
FOP	42	30	2016
FOP	228	30	2016
FUS	387	100	2016
STR	48	10	2016
TOTALS	2,872		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,442	118.8495	118.85	290,232	2016	2016	0	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2114 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			280,074
TOTAL MARKET OB/XF VALUE			32,567
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			397,641
SOH/AGL Deduction			10,508
ASSESSED VALUE			387,133
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			336,411
TOTAL JUST VALUE			397,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112481	SOLAR PANELS	31,452	09/01/2021
B1633519	SCRN ROOM	19,642	12/01/2016
B1632909	SWIM POOL	31,000	08/01/2016
B1631606	CO ISSUED	0	06/14/2016
B1531606	NEW CONSTR	264,048	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1839	1/05/2022	WD Q	Q	I	01	445,000
GRANTOR: WAHLBORG HAROLD JOHN						
GRANTEE: WILLIAMS JASON						
2441/1178	3/11/2021	LE U	I	11		100
GRANTOR: WAHLBORG HAROLD JOHN						
GRANTEE: WAHLBORG JOHN SHERM						

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	574.00	SF	5.20	5.20	100	2016	2016	3	95	2,836	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2016	2016	3	95	333	
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	85.00	85.00	100	2016	2016	3	78	15,249	
4	0911	SCRN RM A	0	100	0	0	608.00	SF	17.50	17.50	100	2016	2016	3	70	7,448	
5	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00	10.00	100	2016	2016	3	95	3,591	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	
7	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2017	2017	3	90	1,440	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

BUILDING NOTES			
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=2016] W14 FOP=[YR=2016] W15 S8 E1 S5 D3 R3 E11 N16\$ S16 W11 U3 L3 N5 W12 S36 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$ PTR=E20 FUS=[YR=2016] E14 S27 STR=[YR=2016] E5 S3 W12 N7 E3 S4 E4\$ W4 N4 W3 S7 W7 N30\$ W20\$.														

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							