

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,684	100	1993
FCP	480	25	1993
FOP	68	30	1993
UST	99	45	1993
TOTALS	2,331		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,869	107.1532	107.15	200,263	1974	1980		0	0	27.81	72.19													
1 SINGLE FAM - 0% - 0 Heated Area: 1684 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>03/31/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					03/31/2025	MLU
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				03/31/2025	MLU																				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			144,570
TOTAL MARKET OB/XF VALUE			3,227
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			197,797
SOH/AGL Deduction			14,570
ASSESSED VALUE			183,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			183,227
TOTAL JUST VALUE			197,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1108	12/02/2016	QC	U	I	11	100
GRANTOR: WINGO LISA						
GRANTEE: WINGO DALE EDWARD &						
2049/0662	5/24/2016	FJ	U	I	11	0
GRANTOR: HUNTER MARY RUTH EST						
GRANTEE: WINGO LISA						

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	0	0	0	982.00	SF	5.20	5.20	100	1973	1973	3	23	1,174	
2	0940	SHEDS/PORT	0	0	16	17	272.00	SF	20.10	20.10	100	1972	1972	3	20	1,093	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1972	1972	3	20	480	
4	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1972	1972	3	20	480	

BUILDING NOTES													

BUILDING DIMENSIONS													
UST=[YR=1993] W9 BAS=[YR=1993] W64 S31 E32 FOP=[YR=1993] S4 E17 N4 FCP=[YR=1993] E24 N20 W24 S20\$ W17\$ E17 N20 E15 N11\$ S11 E9 N11\$.													

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		0	0006	RM	0.00	0.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000							