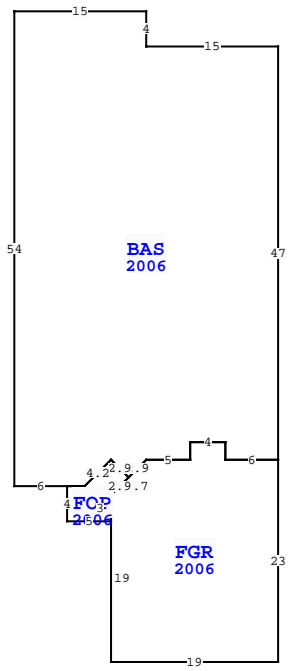


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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		4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,495	100	2006
FGR	437	55	2006
FOP	29	30	2006
TOTALS	1,961		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,744	128.3100	128.31	223,773	2006	2006	0	0	8.55	91.45
1 SINGLE FAM - 100% - 2020										Heated Area: 1495	HX Base Yr 2020



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,640
TOTAL MARKET OB/XF VALUE			7,996
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			277,636
SOH/AGL Deduction			88,740
ASSESSED VALUE			188,896
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			138,174
TOTAL JUST VALUE			277,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001427	ROOF	9,765	02/02/2022
E16937	NEW CONSTR	2,000	03/01/2006
M11216	H/AC	0	03/01/2006
C17125	CO ISSUED	116,223	02/01/2006
R08917	REPAIR/RRF	3,000	02/01/2006
B17125	NEW CONSTR	116,223	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/1365	2/21/2019	WD	Q	I	01	210,000
GRANTOR: RICHARDS SHELBY J						
GRANTEE: WEISFELD JEFFREY						
2186/0422	3/23/2018	WD	Q	I	01	165,000
GRANTOR: WEHNER BRUCE J & TAMM						
GRANTEE: RICHARDS SHELBY J						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0500	FP-PRE FAB	3,500.00
2	0810	CONCRETE A	6.50
3	0810	CONCRETE A	6.50
4	0810	CONCRETE A	6.50

TOTAL OB/XF										7,996						
L	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	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	10	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
3	0810	CONCRETE A	0	100	43	15	645.00	SF	6.50	100	2006	2006	3	86	3,606	
4	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	100	2006	2006	3	86	436	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W15 N4 W15 S54 E6 FOP=[YR=2006] S4 E5 N3 U2 R2 U2 L2 L3 D3 W2\$E2 U3 R3 R2 D2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 D4 L4 S19 E19\$.	

LAND DESCRIPTION		TOTAL OB/XF																		7,996					
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	65,000.00	65,000.00	65,000							