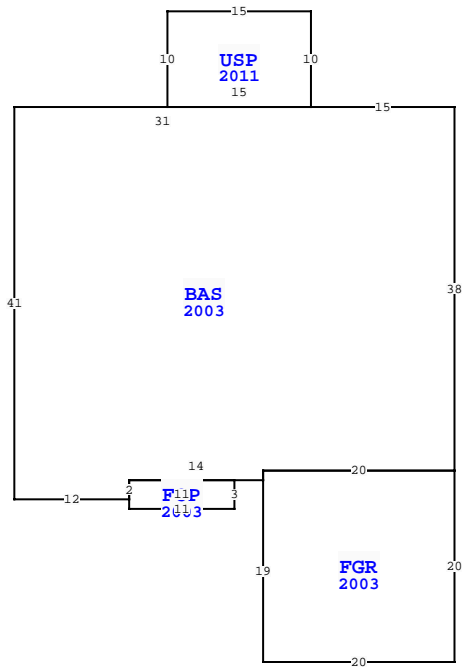


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,798	100	2003
FGR	400	55	2003
FOP	33	30	2003
USP	150	30	2011
TOTALS	2,381		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2004								
				Heated Area:	1798			HX Base Yr	2004		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,470
TOTAL MARKET OB/XF VALUE			6,750
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			308,220
SOH/AGL Deduction			148,700
ASSESSED VALUE			159,520
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			108,798
TOTAL JUST VALUE			308,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24644	ADDITION	3,125	04/01/2011
B0310952	NEW CONSTR	126,918	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/0189	4/16/2021	QC	U	I	11	100
GRANTOR: WANG JAMES H L/E						
GRANTEE: WANG PAM						
2273/1816	4/30/2019	LE	U	I	11	100
GRANTOR: WANG JAMES H						
GRANTEE: WANG EDWARD H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0	100	0	877.00	SF	5.20	5.20	100	2003

TOTAL OB/XF												6,750			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS=[YR=2003] W15 USP=[YR=2011] N10 W15 S10 E15 \$ W31 S41 E12 FOP=[YR=2003] S1 E11 N3 W11 S2 \$ N2 E14 FGR=[YR=2003] S19 E20 N20 W20 S1 \$ N1 E20 N38 \$ .											

BUILDING DIMENSIONS											
BAS=[YR=2003] W15 USP=[YR=2011] N10 W15 S10 E15 \$ W31 S41 E12 FOP=[YR=2003] S1 E11 N3 W11 S2 \$ N2 E14 FGR=[YR=2003] S19 E20 N20 W20 S1 \$ N1 E20 N38 \$ .											

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	% 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	0003	RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	65,000.00	65,000.00	65,000							