



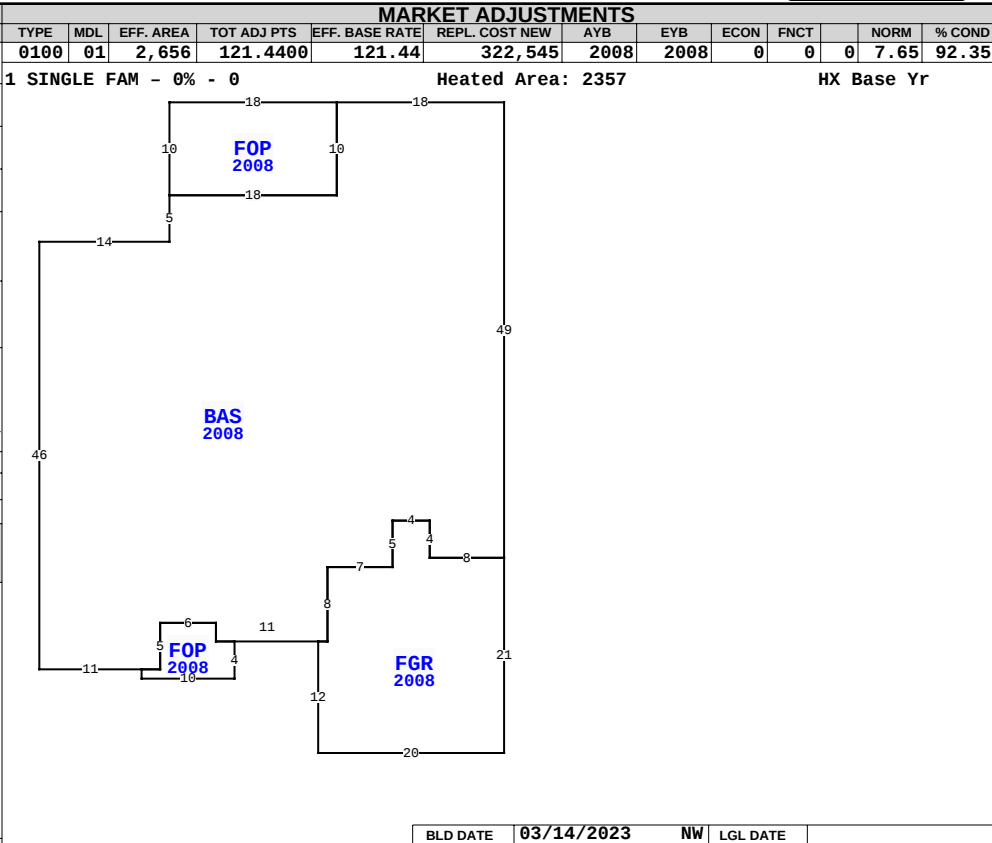
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,357	100	2008	2,357	264,337
FGR	420	55	2008	231	25,907
FOP	46	30	2008	14	1,570
FOP	180	30	2008	54	6,056
TOTALS	3,003			2,656	297,870

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	188.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
8,176									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					297,870				
TOTAL MARKET OB/XF VALUE					8,176				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					361,046				
SOH/AGL Deduction					15,136				
ASSESSED VALUE					345,910				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					345,910				
TOTAL JUST VALUE					361,046				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					347,911				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14022	MECH OTHER	0	07/01/2008
E20869	ELEC OTHER	2,000	06/01/2008
C21369	CO ISSUED	0	04/01/2008
P13179	OTHER	0	04/01/2008
R11232	REPAIR/RRF	8,000	04/01/2008
B21369	NEW CONSTR	199,782	04/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2374/1434	6/19/2020	WD	Q	I	01	272,500			
GRANTOR: WIEDER JOSHUA & KORI									
GRANTEE: SHIELDS JOSEPH R &									
2268/1117	4/12/2019	WD	Q	I	01	252,500			
GRANTOR: DIXON ORVILLE & TELEC									
GRANTEE: WIEDER JOSHUA & KOR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W18 FOP=[YR=2008] W18 S10 E18 N10\$ S10 W18 S5 W14 S46 E11 FOP=[YR=2008] S1 E10 N4 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E11 FGR=[YR=2008] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1\$ E1 N8 E7 N5 E4 S4 E8 N49\$.									