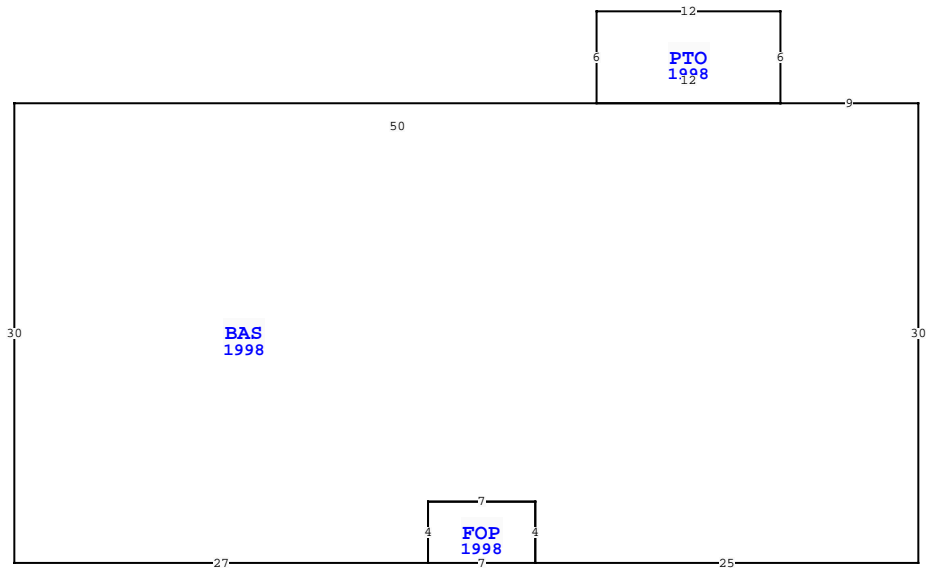




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,742	100	1998
FOP	28	30	1998
PTO	72	5	1998
TOTALS	1,842		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,754	125.3500	125.35	219,864	1998	1998		0	0	19.50
1 SINGLE FAM - 0% - 0 Heated Area: 1742 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			176,991
TOTAL MARKET OB/XF VALUE			283
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			262,274
SOH/AGL Deduction			42,014
ASSESSED VALUE			220,260
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,260
TOTAL JUST VALUE			262,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804563	NEW CONSTR	40,000	02/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0978	7/29/2013	WD	Q	I	02	87,900
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: ARNETT FREDDY & NAN						
1836/0730	1/22/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BAS=[YR=1998] W9 PTO=[YR=1998] N6 W12 S6 E12\$ W50 S30 E27 FOP=[YR=1998] E7 N4 W7 S4\$ N4 E7 S4 E25 N30\$.	

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	1127	BRICK 8"	0	0	0	0	28.00	SF	11.00	11.00	100	1998	1998	3	92	283	

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							