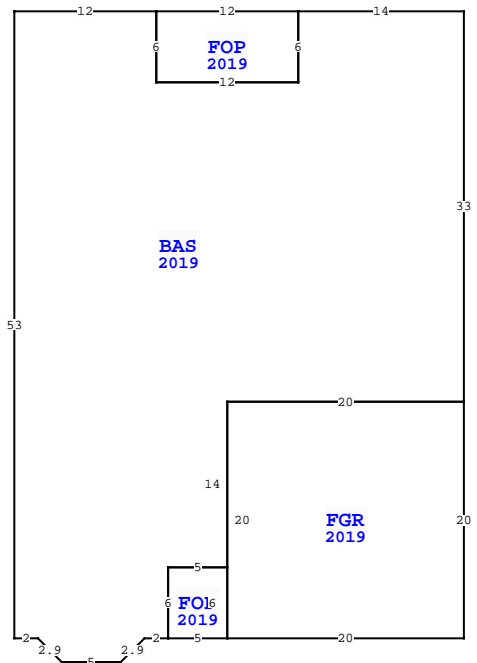




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,526	100
FGR	400	55
FOP	30	30
FOP	72	30
TOTALS	2,028	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 50% - 2025 Heated Area: 1526 HX Base Yr 2025												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			188,140
TOTAL MARKET OB/XF VALUE			2,885
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			316,025
SOH/AGL Deduction			0
ASSESSED VALUE			316,025
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			265,303
TOTAL JUST VALUE			316,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112507	SOLAR PANELS	8,000	09/17/2021
C1808409	CO ISSUED	0	03/13/2019
B1808409	NEW CONSTR	201,816	08/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1319	5/30/2024	WD Q	Q	I	01	365,000
GRANTOR: WEITZEL JOHNNY & LUZ						
GRANTEE: HUNDLEY SHANE C						
2262/1805	3/15/2019	SW Q	Q	I	02	220,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WEITZEL JOHNNY & LU						

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	0810	CONCRETE A	0	50	0	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
2	0811	CONCRETE B	0	50	0	542.00	SF	5.20	5.20	100	2019	2019	3	97	2,734	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2019] W14 FOP=[YR=2019] W12 S6 E12 N6\$ S6 W12 N6 W12 S53 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=2019] E5 FGR=[YR=2019] E20N20 W20 S20\$ N6 W5 S6\$ N6 E5 N14 E20 N33\$.												

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	000134	C	RES POND	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000								