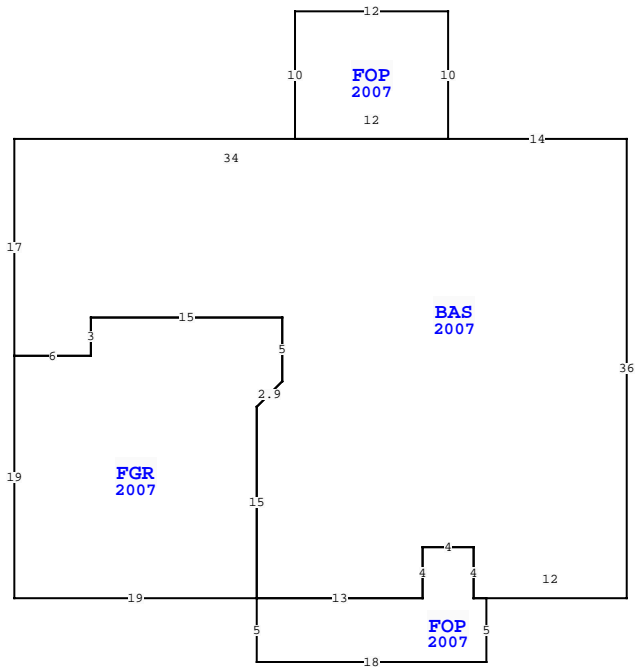


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,300	100	2007
FGR	412	55	2007
FOP	106	30	2007
FOP	120	30	2007
TOTALS	1,938		
			1,595
			188,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
Heated Area: 1300						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		188,371
TOTAL MARKET OB/XF VALUE		4,276
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		232,647
SOH/AGL Deduction		29,502
ASSESSED VALUE		203,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,423
TOTAL JUST VALUE		232,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3058	NEW CONSTR	89,994	05/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0581	7/26/2021	WD Q	I	I	01	225,000
GRANTOR: WRIGHT HALEY E & CLAY						
GRANTEE: KELLY SHELLEY						
2149/1254	9/29/2017	WD Q	I	I	01	146,000
GRANTOR: LAMB GARON A						
GRANTEE: WRIGHT HALEY ELIZAB						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12\$ W34 S17	
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5	
D2 L2 S15 FOP=[YR=2007] S5 E18 N5 W1 N4 W4 S4 W13\$ E13 N4	
E4 S4 E12 N36\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0			774.00	SF	5.20
2	0811	CONCRETE B	0	100	0	0			155.00	SF	5.20
TOTAL OB/XF 4,276											

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	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							