



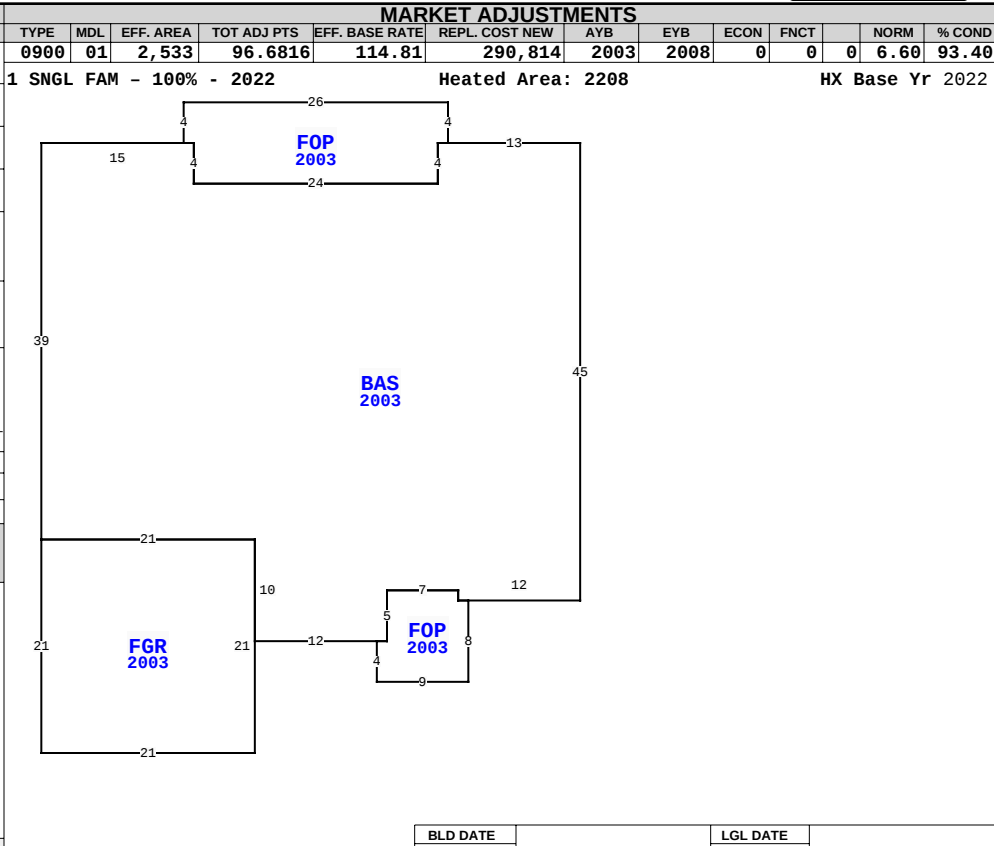
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	236,769
FGR	441	55	243	26,058
FOP	75	30	22	2,359
FOP	200	30	60	6,434
TOTALS	2,924		2,533	271,620

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	769.00	SF	5.20	5.20	
3	1242	WD DECK A	0	100	0	0	370.00	SF	10.00	10.00	
4	0820	WOOD WALK	0	100	0	0	500.00	SF	11.75	11.75	
5	0510	GARAGE WD-	0	100	21	18	378.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



32084 WHITE TAIL CT, BRYCEVILLE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080		
769.00	SF	5.20	5.20	100	2003	2003	3	84	3,359		
370.00	SF	10.00	10.00	100	2005	2005	3	27	999		
500.00	SF	11.75	11.75	100	2010	2010	3	40	2,350		
378.00	SF	35.00	35.00	100	2010	2010	3	64	8,467		

TOTAL OB/XF											
18,255											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		271,620	
TOTAL MARKET OB/XF VALUE		18,255	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		319,875	
SOH/AGL Deduction		98,011	
ASSESSED VALUE		221,864	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		171,864	
TOTAL JUST VALUE		319,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003283	REPAIR/RRF	0	04/02/2019
B0210358	NEW CONSTR	164,887	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1013	6/07/2021	SW	Q	I	01	330,000
GRANTOR: 32084 WHITE TAIL CT T						
GRANTEE: TOMPKINS SHAUN R &						
2434/0728	2/04/2021	CT	U	I	18	189,900
GRANTOR: CLERK OF COURT						
GRANTEE: 32084 WHITE TAIL CT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W13 FOP=[YR=2003] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W15 S39 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E12 FOP=[YR=2003] S4 E9 N8 W1 N1 W7 S5 W1\$ E1 N5 E7 S1 E12 N45\$.											