



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,976	100	1,976	203,794
FGR	484	55	266	27,434
FOP	47	30	14	1,444
FOP	160	30	48	4,951
TOTALS	2,667		2,304	237,622

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0500	FP-PRE FAB	0	100	0	0	
3	0861	POOL GUNIT	0	100	20	10	
4	0845	KOOL DECK	0	100	0	0	
5	0910	SCRN RM L	0	100	44	29	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,304	93.1392	110.60	254,822	2004	2009	0	0	0	6.75	93.25	
1 SNGL FAM - 100% - 2022 Heated Area: 1976 HX Base Yr 2022													
32045 WHITE TAIL CT, BRYCEVILLE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												237,622	
TOTAL MARKET OB/XF VALUE												34,414	
TOTAL LAND VALUE - MARKET												30,000	
TOTAL MARKET VALUE												302,036	
SOH/AGL Deduction												107,983	
ASSESSED VALUE												194,053	
TOTAL EXEMPTION VALUE												HX HB 50,000	
BASE TAXABLE VALUE												144,053	
TOTAL JUST VALUE												302,036	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												240,935	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011141	GARAGE	36,921	08/23/2021
19006066	REPAIR/RRF	17,240	06/07/2019
B12635	NEW CONSTR	0	12/01/2004
W04257	NEW CONSTR	0	01/03/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2454/1620	4/19/2021	WD	Q	I	01	321,500			
GRANTOR: SORENSEN CHARLES F &									
GRANTEE: JOHNSON MAX & JENNI									
1763/0861	10/31/2011	QC	U	I	11	100			
GRANTOR: SORENSEN CHARLES F &									
GRANTEE: SORENSEN CHARLES F									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2004] W15 FOP=[YR=2004] N8 W22 S8 E12 N2 E8 S2 E2\$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E22 N22 W22\$ E22 N36\$.													