



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	306,499
FGR	647	55	356	43,628
FOP	48	30	14	1,716
FSP	153	40	61	7,475
FUS	678	100	678	83,089

TOTALS	4,027		3,610	442,407
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,190.00	SF	4.00	
3	0462	ST/AL FNC	0	100	0	349.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000135	C	SFR CNSVTN	100			0.00	0.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,610	110.3760	131.07	473,163	2004	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2023											
Heated Area: 3179											
HX Base Yr											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
8,605											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		442,407	
TOTAL MARKET OB/XF VALUE		8,605	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		578,512	
SOH/AGL Deduction		0	
ASSESSED VALUE		578,512	
TOTAL EXEMPTION VALUE		13	578,512
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		578,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009650	REPAIR/RRF	19,871	09/12/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2469/0241	6/09/2021	WD	Q	I	02
GRANTOR: WRYE RICHARD A & ERIN					
GRANTEE: ZITO MARK					
1223/0494	4/16/2004	WD	Q	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: WRYE RICHARD A & ER					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W8 FSP=[YR=2004] W17 S9 E17 N9 \$ S9 W17 N9 W25 S51 FGR=[YR=2004] S23 E19 N2 E10 N15 FOP=[YR=2004] E8 N6 W8 S6 \$ N6 W29 \$ E37 S8 E13 N59 \$ PTR=E15 FUS=[YR=2020] S30 E7 S6 E11 N45 W8 S9 W10 \$ W15\$.					