



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

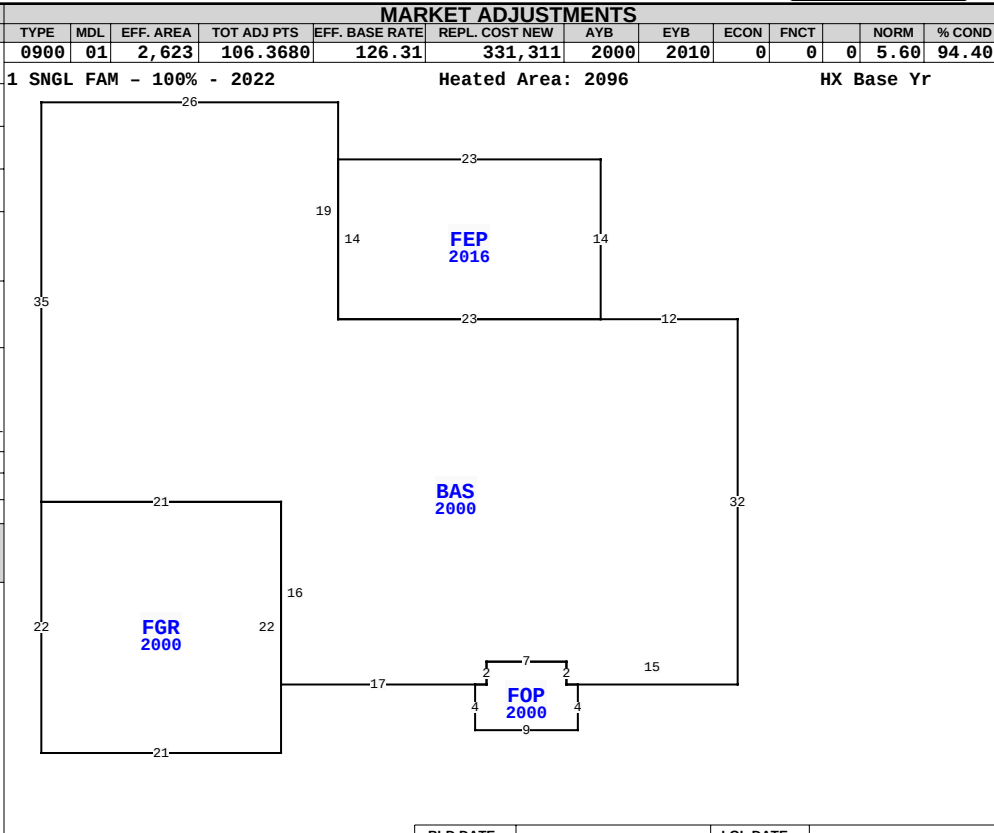
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2,096	249,920
FEP	322	80	258	30,763
FGR	462	55	254	30,286
FOP	50	30	15	1,789

TOTALS	2,930		2,623	312,758
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	452
2	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	3,245
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,975
4	0911	SCRN RM A	0	100	0	0	755.00	SF	17.50	17.50	12,816
5	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	16,660
6	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	4,400

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
40,548											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,758	
TOTAL MARKET OB/XF VALUE		40,548	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		418,306	
SOH/AGL Deduction		0	
ASSESSED VALUE		418,306	
TOTAL EXEMPTION VALUE		13	418,306
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		418,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007188	SWIM POOL	40,660	09/01/2020
B26255	REMODEL	3,491	07/01/2012
996556	NEW CONSTR	121,000	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2642/1617	5/22/2023	WD	Q	I	01
GRANTOR: PERRY MATTHEW RYAN &					
GRANTEE: GREGORY STEVEN E &					
2044/1920	5/05/2016	WD	Q	I	01
GRANTOR: JONES PAUL R					
GRANTEE: PERRY MATTHEW RYAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W12 FEP=[YR=2016] N14 W23 S14 E23 \$ W23 N19 W26 S35 FGR=[YR=2000] S22 E21 N22 W21 \$ E21 S16 E17 FOP=[YR=2000] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E15 N32 \$.											