



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

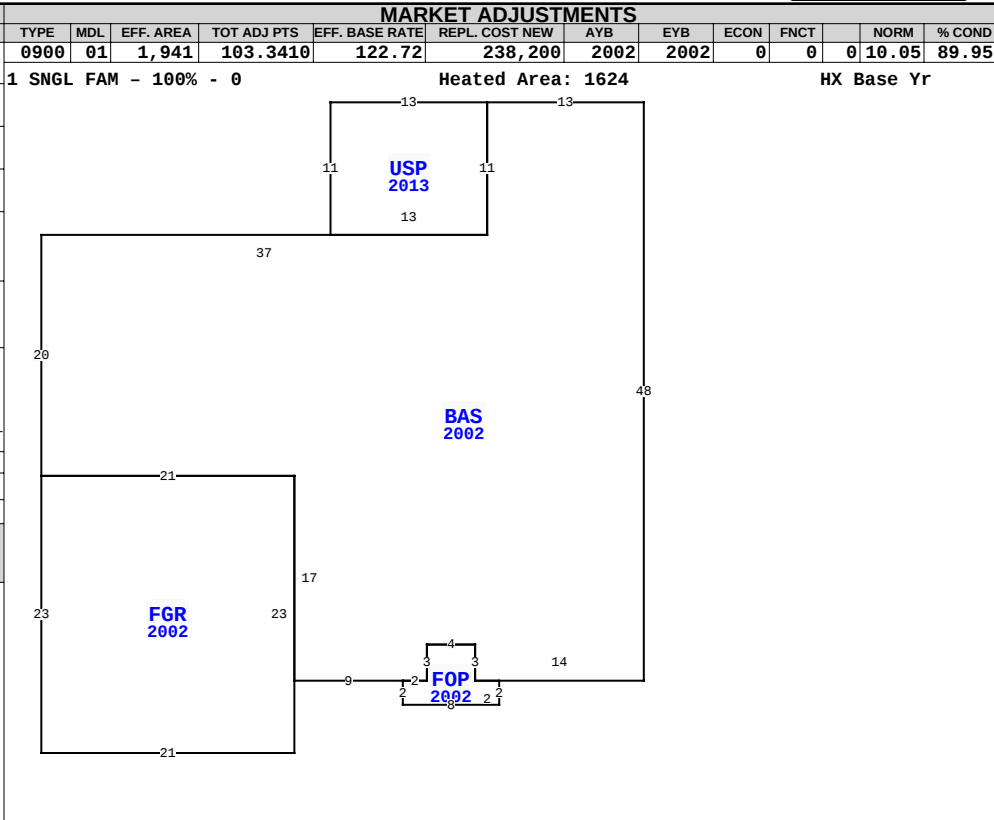
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	179,268
FGR	483	55	266	29,363
FOP	28	30	8	883
USP	143	30	43	4,747

TOTALS	2,278	1,941	214,261
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20



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

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	2002	2002	3	83	3,660	

LAND DESCRIPTION	TOTAL OB/XF	6,705
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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
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214, 261	
TOTAL MARKET OB/XF VALUE		6, 705	
TOTAL LAND VALUE - MARKET		65, 000	
TOTAL MARKET VALUE		285, 966	
SOH/AGL Deduction		140, 870	
ASSESSED VALUE		145, 096	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		95, 096	
TOTAL JUST VALUE		285, 966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228, 868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226639	ADDITION	3,068	11/01/2012
B0209659	NEW CONSTR	121,103	06/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2630/0499	4/06/2023	WD	Q	I	01	365,000			
GRANTOR: MILLER MICHAEL B JR &									
GRANTEE: WRONKA THOMAS JOSEP									
1086/0428	10/09/2002	WD	Q	I		129,500			
GRANTOR: ATLANTIC BUILDERS INC									
GRANTEE: MILLER MICHAEL B JR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W13 USP=[YR=2013] W13 S11 E13 N11 \$ S11 W37 S20 FGR=[YR=2002] S23 E21 N23 W21 \$ E21 S17 E9 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E14 N48 \$.									