



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	354,808
FGR	640	55	352	57,290
FOP	147	30	44	7,162
FOP	380	30	114	18,555
FST	24	55	13	2,116
FUS	398	100	398	64,777
STP	88	10	9	1,465
STR	8	10	1	162
STR	48	10	5	814
TOTALS	3,913		3,116	507,147

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019
2	0855	CONC PAVER	0 100	30	4	120.00	SF	10.00	10.00	100	2019
3	0810	CONCRETE A	0 100	28	22	616.00	SF	6.50	6.50	100	2019

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,116	115.3680	164.40	512,270	2019	2019	0	0	1.00	99.00
1 SFR CUST - 100% - 2020											
Heated Area: 2578											
HX Base Yr 2020											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
8,617											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			507,147
TOTAL MARKET OB/XF VALUE			8,617
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			625,764
SOH/AGL Deduction			253,922
ASSESSED VALUE			371,842
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			321,842
TOTAL JUST VALUE			625,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807245	CO ISSUED	0	05/14/2019
B1807245	NEW CONSTR	346,362	07/17/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2273/1090	5/08/2019	WD	Q	I	02
GRANTOR: JOHNSON HOMEBUILDERS					
GRANTEE: WYLIE STEVEN L & AM					
2196/0832	5/07/2018	WD	Q	V	01
GRANTOR: TREVETT HARRY R					
GRANTEE: JOHNSON HOMEBUILDER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2019] W23 S2 BAS=[YR=2019] W12 S38 STP=[YR=2019] W4 S22 FOP=[YR=2019] W4 S29 E24 STR=[YR=2019] S2 E4 N2 W4\$ E5 N8 W21 N6 W2 N10 E2 N5 FOP=[YR=2019] E7 N21 W7 S21\$ W4\$ E4 N22\$ S1 E7 S21 W7 S5 W2 S10 E2 S6 E21 S14 E3 S1 E8 N1 E3 N35 W3 N28 W7 N4 W4 N3 W6 N3 W3 N22\$ S22 E3 S3 E6 FST=[YR=2019] S3 E4 N6 W4 S3\$ N3 E4 S10 E7 N10 E3 N24\$ PTR=E15 FUS=[YR=2019] E6 N7 E12 S7 E5 S10 W5 S7 W5 STR=[YR=2019] S12 W4 N12 E4\$ W7 N7 W6 N10\$ W15\$.											