



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,822	100	2,822	436,794
FGR	567	55	312	48,292
FOP	80	30	24	3,715
FSP	312	40	125	19,348
TOTALS	3,781		3,283	508,149

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,283	118.6064	177.91	584,079	1997	1997	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 2822									
HX Base Yr 2022									
BLD DATE									
LGL DATE									
08/01/2023 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		508,149	
TOTAL MARKET OB/XF VALUE		29,299	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		784,948	
SOH/AGL Deduction		116,092	
ASSESSED VALUE		668,856	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		613,856	
TOTAL JUST VALUE		784,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		763,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141953	PAVERS	0	09/08/2014
20090099	H/AC	3,987	01/23/2009
20062585	XFOB	5,316	11/20/2006
20062353	SWIM POOL	32,000	10/18/2006
20051804	XFOB	45,000	05/16/2005
10586B	NEW CONSTR	171,000	07/07/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2477/0063	7/06/2021	WD Q	I	02	775,000
GRANTOR: WILLEY JOSEPH RICHARD					
GRANTEE: CARR JEFFREY M & BA					
0796/0956	6/13/1997	WD Q	V		61,000
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: WILLEY JOSEPH RICHA					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0819	CONC 12"	0	100	0	0	81.00	SF	9.50	9.50	100	1997	1997	3
2	0855	CONC PAVER	0	100	0	0	1,862.00	SF	7.00	7.00	100	2014	2014	3
3	1271	H-SHUTR LC	0	100	0	0	8.00	UT	45.00	45.00	100	2005	2005	3
4	0911	SCRN RM A	0	100	0	0	756.00	SF	17.50	17.50	100	2006	2006	3
5	0861	POOL GUNIT	0	100	0	0	255.00	SF	85.00	85.00	100	2006	2006	3
6	0845	KOOL DECK	0	100	0	0	501.00	SF	7.25	7.25	100	2006	2006	3

LAND DESCRIPTION														
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
1	000130	C	SFR WATER	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10
TOTAL OB/XF 29,299														
TOTAL OB/XF 29,299														
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
1	000130	C	SFR WATER	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10