



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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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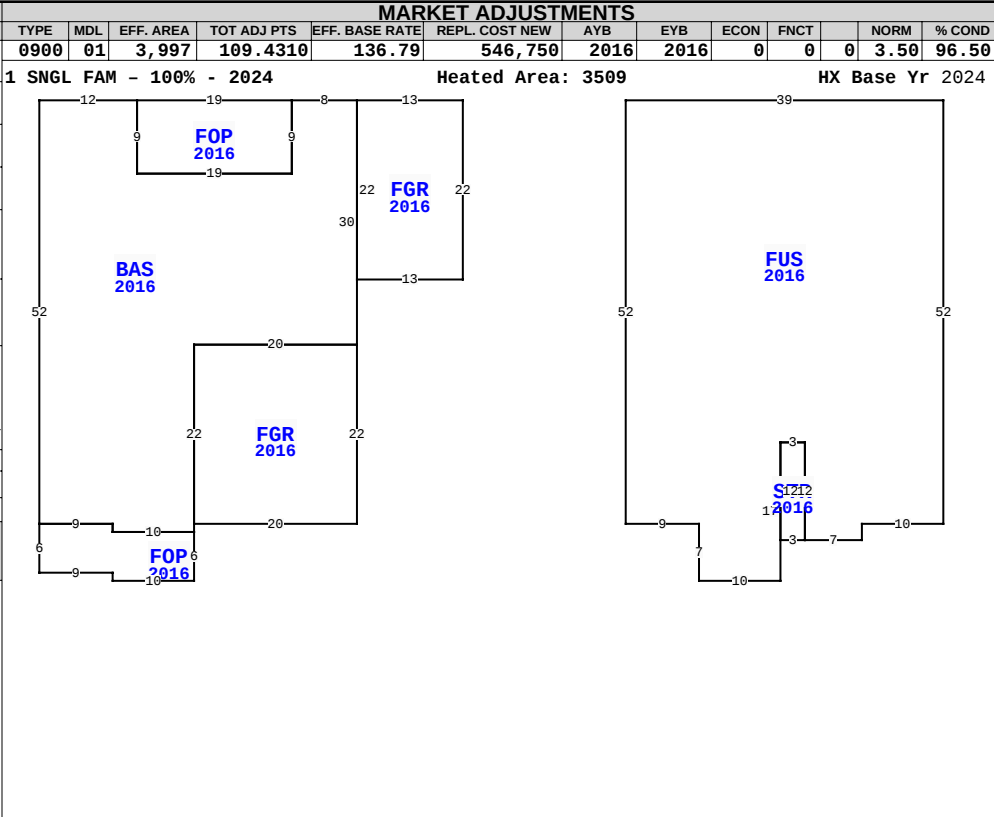
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	188,367
FGR	286	55	157	20,724
FGR	440	55	242	31,944
FOP	114	30	34	4,488
FOP	171	30	51	6,732
FUS	2,082	100	2,082	274,829
STR	36	10	4	528

TOTALS	4,556		3,997	527,614
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	9	7	63.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	1,348.00	SF	5.20	
3	0462	ST/AL FNC	0 100	60	0	240.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00



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

TOTAL OB/XF									
9,066									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		527,614	
TOTAL MARKET OB/XF VALUE		9,066	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		664,180	
SOH/AGL Deduction		0	
ASSESSED VALUE		664,180	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		614,180	
TOTAL JUST VALUE		664,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531140	CO ISSUED	0	03/17/2016
B1531140	NEW CONSTR	433,421	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2475/1499	6/30/2021	WD	Q	I	01
GRANTOR: RIGANO NICHOLAS ALLEN					
GRANTEE: WIESLER ELBERT & CA					
2036/1848	3/25/2016	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: RIGANO NICHOLAS ALL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2016] W13 BAS=[YR=2016] W8 FOP=[YR=2016] W19 S9 E19 N9\$ S9 W19 N9 W12 S52 FOP=[YR=2016] S6 E9 S1 E10 N6 W10 N1 W9\$ E9 S1 E10 N1 FGR=[YR=2016] E20 N22 W20 S22\$ N22 E20 N30\$ S22 E13 N22\$ PTR= E20 FUS=[YR=2016] E39 S52 W10 S2 W7 STR=[YR=2016] W3 N12 E3 S12\$ N12 W3 S17 W10 N7 W9 N52\$ W20\$.									