



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

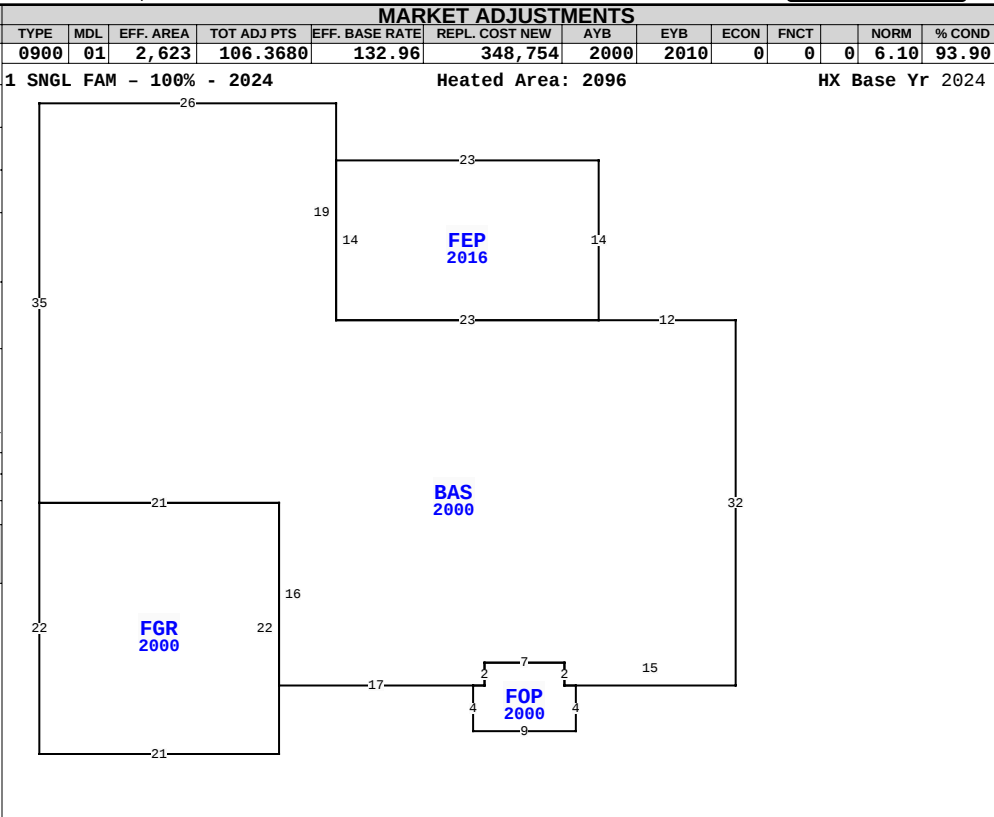
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2,096	261,684
FEP	322	80	258	32,211
FGR	462	55	254	31,712
FOP	50	30	15	1,872

TOTALS	2,930		2,623	327,480
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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	
2	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0911	SCRN RM A	0	100	0	0	755.00	SF	17.50	17.50	
5	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	

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		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
39,385											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		327,480	
TOTAL MARKET OB/XF VALUE		39,385	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		441,865	
SOH/AGL Deduction		0	
ASSESSED VALUE		441,865	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		391,865	
TOTAL JUST VALUE		441,865	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,306	

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	02
SALE PRICE					
524,100					
GRANTOR: PERRY MATTHEW RYAN &					
GRANTEE: GREGORY STEVEN E &					
2044/1920	5/05/2016	WD	Q	I	01
256,000					
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 \$.											