



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	371,590
FGR	640	55	352	60,000
FOP	147	30	44	7,500
FOP	380	30	114	19,432
FST	24	55	13	2,216
FUS	398	100	398	67,841
STP	88	10	9	1,534
STR	8	10	1	170
STR	48	10	5	852
TOTALS	3,913		3,116	531,136

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		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2020

Heated Area: 2578

HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2024 MLU

TOTAL OB/XF											
8,565											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		531,136	
TOTAL MARKET OB/XF VALUE		8,565	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		639,701	
SOH/AGL Deduction		256,704	
ASSESSED VALUE		382,997	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		332,997	
TOTAL JUST VALUE		639,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		625,764	

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											
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\$.											