



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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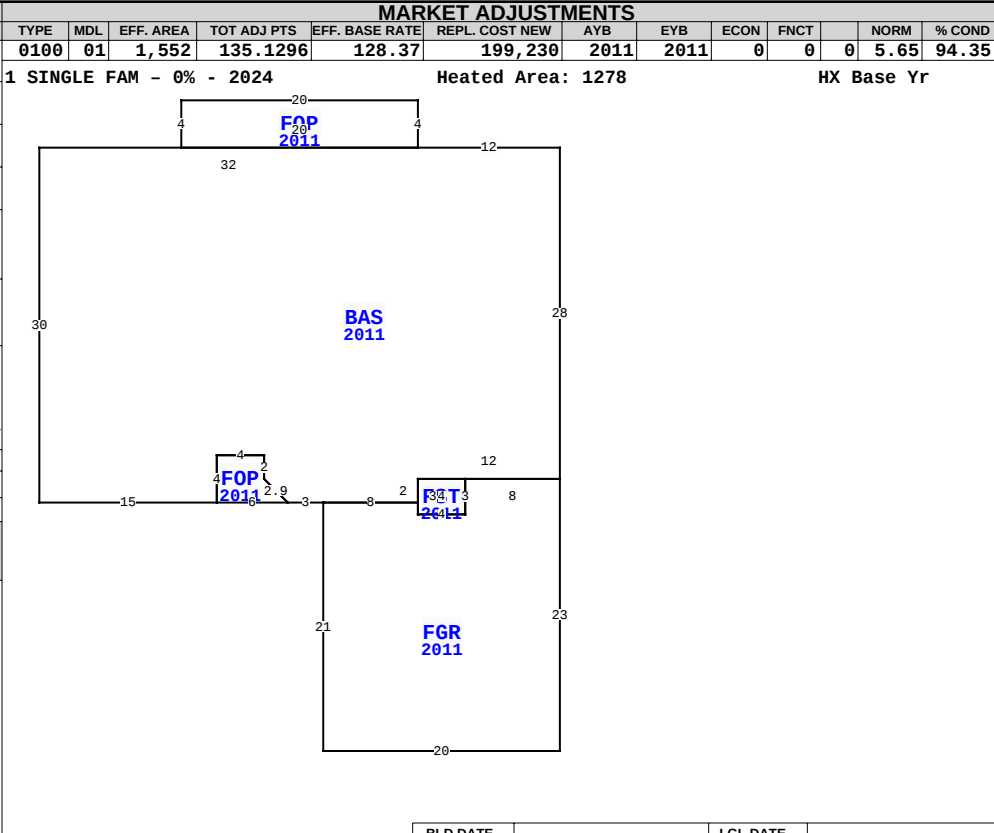
NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1,278	154,788
FGR	432	55	238	28,826
FOP	18	30	5	606
FOP	80	30	24	2,907
FST	12	55	7	848
TOTALS	1,820		1,552	187,974

EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	886.00	SF	5.20	5.20	100	2011	2011	3	92	4,239	
2	0810	CONCRETE A	0	0	35	105.00	SF	6.50	6.50	100	2011	2011	3	92	628	
3	0462	ST/AL FNC	0	0	130	520.00	SF	10.00	10.00	100	2024	2022		98	5,096	
4	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2024	2022		99	297	

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	UNIT PRICE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF															
10,260															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,974	
TOTAL MARKET OB/XF VALUE		10,260	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		248,234	
SOH/AGL Deduction		0	
ASSESSED VALUE		248,234	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		248,234	
TOTAL JUST VALUE		248,234	
NCON VALUE		5,393	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24101	CO ISSUED	0	02/24/2011
E23104	NEW CONSTR	0	12/01/2010
M15786	H/AC	0	12/01/2010
P14520	NEW CONSTR	0	11/01/2010
B24101	NEW CONSTR	147,464	11/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2671/534	9/14/2023	WD Q	I	01	
GRANTOR: WILDES COURTNEY CATHR					
GRANTEE: MATTHEWS NEIL E & J					
2458/1656	5/03/2021	WD Q	I	01	
GRANTOR: CANADA BRANDON J & TR					
GRANTEE: WILDES COURTNEY CAT					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2011] W12 FOP=[YR=2011] N4 W20 S4 E20\$ W32 S30 E15 FOP=[YR=2011] E6 U2 L2 N2 W4 S4\$ N4 E4 S2 D2 R2 E3 FGR=[YR=2011] S21 E20 N23 W8 FST=[YR=2011] W4 S3 E4 N3\$ S3 W4 N1 W8\$ E8 N2 E12 N28\$.															