

LOT 73
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MAIER RICHARD H & DOLORES R
550 BRUYN TURNPIKE
WALLKILL, NY 12589

2024

44-2N-27-1003-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4086.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,284	100	2,284	274,788
FGR	494	55	272	32,724
FOP	152	30	46	5,534
FOP	182	30	55	6,617

TOTALS	3,112		2,657	319,664
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PD - E	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,657	96.2496	120.31	319,664	2022	2022	0	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023												
Heated Area: 2284												
HX Base Yr												

223 SAWGRASS DR, YULEE

BLD DATE	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					319,664				
TOTAL MARKET OB/XF VALUE					3,366				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					383,030				
SOH/AGL Deduction					0				
ASSESSED VALUE					383,030				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					383,030				
TOTAL JUST VALUE					383,030				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					367,061				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004529	CO ISSUED	0	03/23/2022
21008068	NEW CONSTR	328,697	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/0111	3/23/2022	SW	Q	I	01	422,800	
GRANTOR: MATTAMY JACKSONVILLE							
GRANTEE: MAIER RICHARD H & D							
2475/1329	6/30/2021	SW	Q	V	05	1,388,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: MATTAMY JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W27 FOP=[YR=2022] W13 S14 E13 N14\$ S14 W13 S60									
FOP=[YR=2022] S8 E19 N8 W19\$ E19 FGR=[YR=2022] E21 N26 W8 S4									
W13 S22\$ N22 E13 N4 E8 N48\$.									