

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
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
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,610	130.2030	171.87	276,711	1987	2010	0	0	6.50	93.50

1 SNGL FAM - 0% - 2025 Heated Area: 1304 HX Base Yr

Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1993	1,304	209,550
FGR	437	55	1993	240	38,568
FOP	16	30	1993	5	803
UOP	80	20	1993	16	2,571
USP	150	30	1993	45	7,231
TOTALS	1,987			1,610	258,725

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			258,725
TOTAL MARKET OB/XF VALUE			3,775
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			442,500
SOH/AGL Deduction			0
ASSESSED VALUE			442,500
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			442,500
TOTAL JUST VALUE			442,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0687	COC FOR POOL		04/03/2025
2025-0898	ROOF OVER PATIO	22,800	04/02/2025
2024-0687	POOL	0	01/29/2025
4319	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1064	9/06/2024	WD	Q	I	02	570,000

GRANTOR: PULLAN TAYLOR
GRANTEE: WELLS SCOTT MICHAEL
2644/891 5/31/2023 WD Q I 01 547,500
GRANTOR: TIRRELL JOHN V & TERR
GRANTEE: PULLAN TAYLOR ET AL

EXTRA FEATURES																	
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	19	3	27.00	SF	5.20	5.20	100	1987	1987	3	49.5	69	
2	0811	CONCRETE B	0	0	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,606	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=1993] W6 BAS=[YR=1993] N22 UOP=[YR=1993] N10 W8 USP=[YR=1993] W15 S10 E15 N10 \$ S10 E8 \$W39 S8 E1 S37 E16 N11 E5 FOP=[YR=1993] E4 N4 W4 S4 \$ N4 E4 N8 E13 \$ W13 S23 E19 N23 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							