



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	76	15	2010	11	1,418
BAS	1,085	100	1993	1,085	139,801
FOP	32	30	1993	10	1,288
FOP	310	30	1993	93	11,983
FUS	1,085	100	1993	1,085	139,801
STR	64	10	2010	6	773
UOP	352	20	2010	70	9,019
UST	28	45	2010	13	1,675
TOTALS	3,032			2,373	305,757

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	67.00	SF	6.50
2	0416	DUNEWALKS	0	0	123	4	492.00	SF	15.00
3	0810	CONCRETE A	0	0	0	0	1,074.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	458.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,373	114.1700	150.70	357,611	1956	1995	0	0	0 14.50	85.50
1 SNGL FAM - 0% - 2024											
Heated Area: 2170											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2025 MLU											

TOTAL OB/XF											
8,338											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
305,757											
TOTAL MARKET OB/XF VALUE											
8,338											
TOTAL LAND VALUE - MARKET											
1,425,000											
TOTAL MARKET VALUE											
1,739,095											
SOH/AGL Deduction											
48,010											
ASSESSED VALUE											
1,691,085											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
1,691,085											
TOTAL JUST VALUE											
1,739,095											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,537,350											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101154	H/AC	3,000	07/15/2010
20101115	ELEC OTHER	350	07/08/2010
20040777	XFOB	2,000	04/22/2004
7619	REMODEL	76,000	04/02/1993
4543	REPAIR/RRF	1,200	10/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2687/450	12/29/2023	WD	U	I	16	1,200,000	
GRANTOR:WAY ROBERT FRANKLIN							
GRANTEE:WAYWOOD LLC							
2687/448	12/29/2023	WD	U	I	16	1,200,000	
GRANTOR:WAY MARY ANN							
GRANTEE:WAYWOOD LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2010] W38S10 BAS=[YR=1993] W2 S31 E14 FOP=[YR=1993] S4 E8 N4 W8 \$ E21 N31 W33\$ E31 UST=[YR=2010] W7N4E7S4\$ N4E7N6\$ PTR= E15 FOP=[YR=1993] S10 FUS=[YR=1993] W2 S31 E35N31 BAL=[YR=2010] E4 STR=[YR=2010] S9E8N7W4N2W4\$ E4N4 W4N6W6S10 E2\$ W33\$ E31N10W31\$ W15\$.											