



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 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	4	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	08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2003	2,208	252,045
FGR	441	55	2003	243	27,738
FOP	75	30	2003	22	2,511
FOP	200	30	2003	60	6,849
TOTALS	2,924			2,533	289,145

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	769.00	SF	5.20
3	1242	WD DECK A	0	100	0	0	370.00	SF	10.00
4	0820	WOOD WALK	0	100	0	0	500.00	SF	11.75
5	0510	GARAGE WD-	0	100	21	18	378.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	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
0100	01	2,533	123.5376	123.54	312,927	2003	2008	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2208 HX Base Yr 2022									
32084 WHITE TAIL CT, BRYCEVILLE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/21/2025 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		289,145	
TOTAL MARKET OB/XF VALUE		16,862	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		333,007	
SOH/AGL Deduction		97,860	
ASSESSED VALUE		235,147	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		184,425	
TOTAL JUST VALUE		333,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003283	REPAIR/RRF	0	04/02/2019
B0210358	NEW CONSTR	164,887	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1013	6/07/2021	SW	Q	I	01	330,000
GRANTOR: 32084 WHITE TAIL CT T						
GRANTEE: TOMPKINS SHAUN R &						
2434/0728	2/04/2021	CT	U	I	18	189,900
GRANTOR: CLERK OF COURT						
GRANTEE: 32084 WHITE TAIL CT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W13 FOP=[YR=2003] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W15 S39 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E12 FOP=[YR=2003] S4 E9 N8 W1 N1 W7 S5 W1\$ E1 N5 E7 S1 E12 N45\$.									