



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	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
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,266	100	2023
FGR	618	55	2023
FOP	48	30	2023
FSP	240	40	2023
TOTALS	3,172		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,716	119.0448	119.04	323,313	2023	2023	0	0	0.00	100.00	

1 SINGLE FAM - 0% - 2024 Heated Area: 2266 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,313
TOTAL MARKET OB/XF VALUE			14,337
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			412,650
SOH/AGL Deduction			0
ASSESSED VALUE			412,650
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			412,650
TOTAL JUST VALUE			412,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001012	CO ISSUED	0	01/24/2023
22008012	NEW CONSTR	368,947	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1407	3/03/2025	WD Q	Q	I	01	475,000

GRANTOR: WISEMAN ANNE MARIE
GRANTEE: MCWILLIAMS GALEN G
2615/1646 1/27/2023 SW Q I 01 426,000
GRANTOR: LENNAR HOMES LLC
GRANTEE: WISEMAN ANNE MARIE

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	0855	CONC PAVER	0	0	0	863.00	UT	10.00	10.00	100	2023	2023		100	8,630	
2	0462	ST/AL FNC	0	0	0	552.00	SF	10.00	10.00	100	2023	2023		98	5,410	
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=90,20] W13 S12 W20 N12 W16 S46 E29 S3 E6 S8 S5 E2 S1 E10 N1 E2 N62 \$	
FSP=[YR=2023;ORIG=57,20] E20 S12 W20 N12 \$	
FGR=[YR=2023;ORIG=41,66] E29 S3 S8 S11 W19 N2 W10 N20 \$	
FOP=[YR=2023;ORIG=70,69] E6 S8 W6 N8 \$	

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	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								