



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2004	2,164	279,383
FGR	400	55	2004	220	28,403
FOP	50	30	2004	15	1,937
FSP	168	40	2019	67	8,650
TOTALS	2,782			2,466	318,373

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0855	CONC PAVER	0	100	10	14	140.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,466	108.6720	143.45	353,748	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2021 Heated Area: 2164 HX Base Yr 2021											
BLD DATE: 04/23/2025 MLU											

TOTAL OB/XF											
9,776											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,373	
TOTAL MARKET OB/XF VALUE		9,776	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		413,149	
SOH/AGL Deduction		265,684	
ASSESSED VALUE		147,465	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		96,743	
TOTAL JUST VALUE		413,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106175	ROOF	14,170	05/13/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2375/0606	7/10/2020	WD	Q	I	01	278,000	
GRANTOR: MUELLER ANDREW C & MA							
GRANTEE: WRIGHT KATHLEEN F &							
2099/1368	2/06/2017	WD	Q	I	01	255,000	
GRANTOR: TAYLOR ALFRED & ROSAR							
GRANTEE: MUELLER ANDREW C &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FSP=[YR=2019] N4 W21 S8 E21 N4\$ S4 W21 N4 W15 S42 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S7 E10 FOP=[YR=2004] S3 E8 N6 W2 N2 W4 S5 W2\$ E2 N5 E4 S2 E14 N46\$.											