

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,480	100	2017
FGR	734	55	2017
FOP	39	30	2017
FSP	210	40	2021
FST	18	55	2017
TOTALS	3,481		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,990	107.6300	142.07	424,789	2017	2017	0	0	3.50	96.50

1 SNGL FAM - 100% - 2018 Heated Area: 2480 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			409,921
TOTAL MARKET OB/XF VALUE			18,067
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			512,988
SOH/AGL Deduction			182,034
ASSESSED VALUE			330,954
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			280,232
TOTAL JUST VALUE			512,988
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703794	CO ISSUED	0	08/30/2017
B1703794	NEW CONSTR	322,989	04/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2152/0167	9/20/2017	WD Q	Q	I	02	333,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: WRIGHT MICHAEL L &

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	100	0	0	948.00	SF	5.20	5.20	100	2017	2017	3	96	4,732	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	
3	0462	ST/AL FNC	0	100	170	0	680.00	SF	10.00	10.00	100	2018	2018	3	84	5,712	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
5	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2018	2018	3	97	6,790	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							