

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 80
Roof Cover	12 MODULAR MT 20
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	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,737	111.2265	111.23	415,667	2018	2018	0	0	0	97.00

1 SINGLE FAM - 100% - 2024 Heated Area: 3271 HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		403,197	
TOTAL MARKET OB/XF VALUE		9,639	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		497,836	
SOH/AGL Deduction		116,306	
ASSESSED VALUE		381,530	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		330,808	
TOTAL JUST VALUE		497,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,783	

Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4145.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2018	1,414	152,561
FGR	646	55	2018	355	38,302
FOP	134	30	2018	40	4,316
FOP	200	30	2018	60	6,474
FUS	1,857	100	2018	1,857	200,357
PTO	70	5	2018	4	432
STR	70	10	2018	7	756
TOTALS	4,391			3,737	403,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008080	CO ISSUED	0	08/08/2018
B1800839	NEW CONSTR	419,677	01/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2645/943	5/31/2023	WD Q	Q	I	01	580,000
GRANTOR: WILSON RICHARD P JR &						
GRANTEE: BELLAR MATTHEW D &						
2446/0311	3/19/2021	WD Q	Q	I	02	419,900
GRANTOR: LEMPESIS STEPHANIE &						
GRANTEE: WILSON RICHARD P JR						

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	751.00	SF	5.20	5.20	100	2018	2018	3	97	3,788	
2	0476	VF 6 SBPL	0	100	0	180.00	LF	32.00	32.00	100	2018	2018	3	92	5,299	
3	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

BUILDING NOTES			
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE INC DATE			

BUILDING DIMENSIONS
FOP=[YR=2018] W20 PTO=[YR=2018] W7 S10 BAS=[YR=2018] W13 S15 FGR=[YR=2018] S37 E21 FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1\$ E1 N22 W10 N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W27\$ E7 N10\$ S10 E20 N10\$ PTR=E20 FUS=[YR=2018] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21 STR=[YR=2018] N7 E10 S7 W10\$ E10 N7 W10 N20\$ W20\$.

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							