



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	50	
Interior Floo	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	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	04	
NEIGHBORHOOD/LOC	4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2019	1,786	227,834
FGR	432	55	2019	238	30,360
FOP	36	30	2019	11	1,403
FSP	160	40	2019	64	8,164
TOTALS	2,414			2,099	267,762

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	130.17	273,227	2019	2019	0	0	2.00	98.00

Heated Area: 1786 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			267,762
TOTAL MARKET OB/XF VALUE			3,833
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			356,595
SOH/AGL Deduction			47,740
ASSESSED VALUE			308,855
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,855
TOTAL JUST VALUE			356,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812569	CO ISSUED	0	03/21/2019
B1812569	NEW CONSTR	240,592	12/31/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2268/0225	4/11/2019	WD Q	Q	I	01	243,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WILKES JAMES E 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	0810	CONCRETE A	0	0	12	3	SF	6.50	6.50	100	2019	2019	3	97	227	
2	0810	CONCRETE A	0	0	0		SF	6.50	6.50	100	2019	2019	3	97	3,606	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W16 FSP=[YR=2019] W16 S10 E16 N10 S10 W24 S29 FGR=[YR=2019] S25 E20 N4 FOP=[YR=2019] E6 N6 W6 S6 S N17 W17 N4 W3 S E3 S4 E17 S11 E6 S7 E14 N61 S.	

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							