



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2011	1,278	162,075
FGR	432	55	2011	238	30,183
FOP	18	30	2011	5	634
FOP	80	30	2011	24	3,044
FST	12	55	2011	7	888
TOTALS	1,820			1,552	196,824

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0811	CONCRETE B	0	0	0
2	0810	CONCRETE A	0	0	35
3	0462	ST/AL FNC	0	0	130
4	0463	FENCE GATE	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,552	135.1296	135.13	209,722	2011	2011	0	0	0	6.15	93.85
1 SINGLE FAM - 0% - 2024 Heated Area: 1278 HX Base Yr												

TOTAL OB/XF												
10,048												

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10,048												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			196,824
TOTAL MARKET OB/XF VALUE			10,048
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			256,872
SOH/AGL Deduction			0
ASSESSED VALUE			256,872
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,872
TOTAL JUST VALUE			256,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24101	CO ISSUED	0	02/24/2011
E23104	NEW CONSTR	0	12/01/2010
M15786	H/AC	0	12/01/2010
P14520	NEW CONSTR	0	11/01/2010
B24101	NEW CONSTR	147,464	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/534	9/14/2023	WD	Q	I	01	329,000
GRANTOR: WILDES COURTNEY CATHR						
GRANTEE: MATTHEWS NEIL E & J						
2458/1656	5/03/2021	WD	Q	I	01	227,500
GRANTOR: CANADA BRANDON J & TR						
GRANTEE: WILDES COURTNEY CAT						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2011] W12 FOP=[YR=2011] N4 W20 S4 E20\$ W32 S30 E15 FOP=[YR=2011] E6 U2 L2 N2 W4 S4\$ N4 E4 S2 D2 R2 E3 FGR=[YR=2011] S21 E20 N23 W8 FST=[YR=2011] W4 S3 E4 N3\$ S3 W4 N1 W8\$ E8 N2 E12 N28\$.												