LOT 73
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MAIER RICHARD H & DOLORES R
550 BRUYN TURNPIKE
WALLKILL, NY 12589

2025

44-2N-27-1003-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

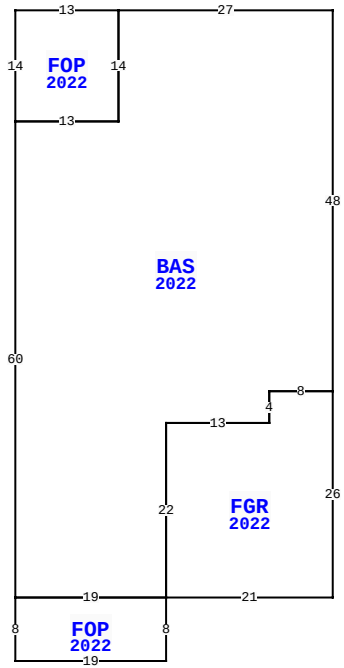
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,284	100	2022	2,284	304,775
FGR	494	55	2022	272	36,296
FOP	152	30	2022	46	6,138
FOP	182	30	2022	55	7,339
TOTALS	3,112			2,657	354,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,657	101.5968	134.11	356,330	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2284 HX Base Yr



223 SAWGRASS DR, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	354,548
TOTAL MARKET OB/XF VALUE	3,332
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	432,880
SOH/AGL Deduction	11,547
ASSESSED VALUE	421,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,333
TOTAL JUST VALUE	432,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004529	CO ISSUED	0	03/23/2022
21008068	NEW CONSTR	328,697	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0111	3/23/2022	SW	Q	I	01	422,800
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MAIER RICHARD H & D						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] W13 S14 E13 N14$ S14 W13 S60 FOP=[YR=2022] S8 E19 N8 W19$ E19 FGR=[YR=2022] E21 N26 W8 S4 W13 S22$ N22 E13 N4 E8 N48$.

EXTRA FEATURES

LN	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	0	0	0	621.00	SF	5.20	5.20	100	2022	2022	3	99	3,197	
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2022	2022	3	99	135	

LAND DESCRIPTION

TOTAL OB/XF 3,332

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/28/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS