



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	11	CLAY TILE 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC 4039.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	2004	1,638	209,419
FGR	690	55	2004	380	48,583
FOP	12	30	2004	4	511
PTO	160	5	2004	8	1,023
PTO	930	5	2018	46	5,881
TOTALS	3,430			2,076	265,417

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,738.00	SF	4.80	4.80	
2	0861	POOL GUNIT	0	100	0	0	313.00	SF	102.00	102.00	
3	0855	CONC PAVER	0	100	0	0	384.00	SF	12.00	12.00	
4	0476	VF 6 SBPL	0	100	0	0	172.00	LF	38.40	38.40	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	360.00	360.00	
6	0479	VF PICKET	0	100	0	0	108.00	LF	12.00	12.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	

1 SINGLE FAM - 100% - 2025

Heated Area: 1638

HX Base Yr 2025

PTO 2018

PTO 2004

BAS 2004

FGR 2004

FOP 2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/22/2025 MLU

TOTAL OB/XF											
46,142											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,417	
TOTAL MARKET OB/XF VALUE		46,142	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		396,559	
SOH/AGL Deduction		0	
ASSESSED VALUE		396,559	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		345,837	
TOTAL JUST VALUE		396,559	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009170	SWIM POOL	32,725	09/10/2018
17007018	REPAIR/RRF	9,000	08/04/2017
AP036329	NEW CONSTR	128,335	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/1767	4/30/2024	WD	Q	I	01	490,000	
GRANTOR: SAYAH DEBORAH L & SID							
GRANTEE: MCCONNELL MARK							
2178/0993	2/16/2018	WD	Q	I	01	200,000	
GRANTOR: PATTON TIMOTHY E							
GRANTEE: SAYAH DEBORAH L & S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2018] W60 S33 FGR=[YR=2004] S23 E30 N3 BAS=[YR=2004] E12 FOP=[YR=2004] E4 N3 W4 S3\$ N3 E4 S3 E14 N41 W14 PTO=[YR=2004] N10 W16 S10 E16\$ W36 S21 E20 S20\$ N20 W30\$ E10 N21 E50 N12\$. \$.											