



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

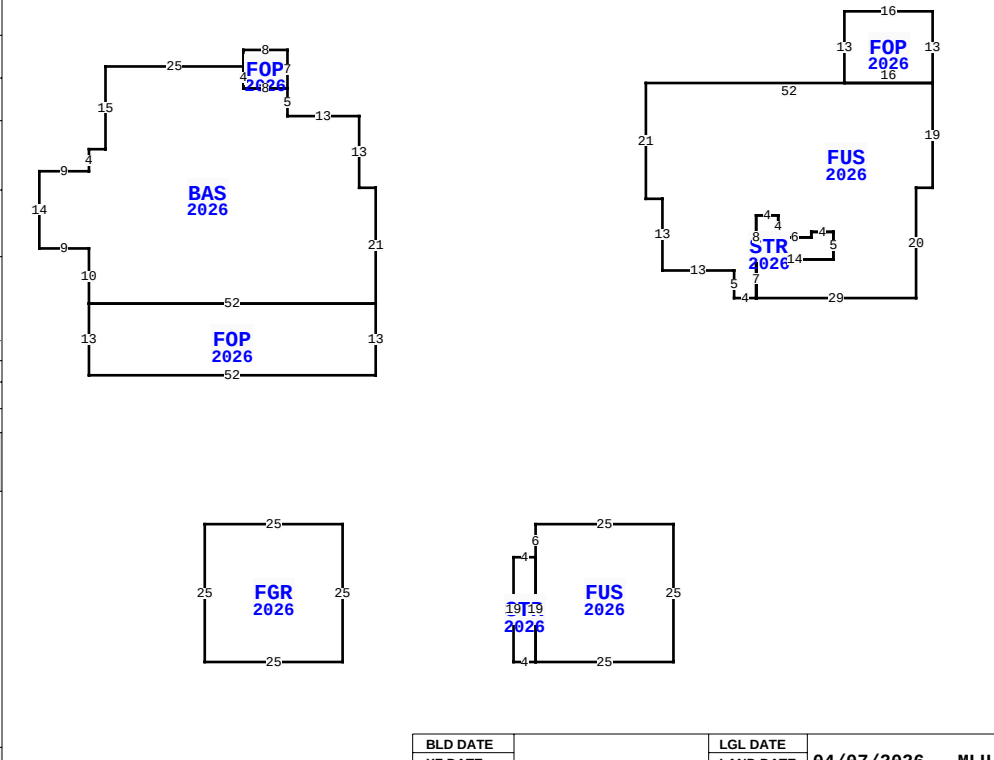
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2026	2,102	397,782
FGR	625	55	2026	344	65,099
FOP	56	30	2026	17	3,217
FOP	208	30	2026	62	11,733
FOP	676	30	2026	203	38,416
FUS	625	100	2026	625	118,275
FUS	1,773	100	2026	1,773	335,523
STR	76	10	2026	8	1,514
STR	76	10	2026	8	1,514
TOTALS	6,217			5,142	973,072

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0911	SCRN RM A	0	100	31	56		18.00	18.00
2	0860	POOL/SPA	0	100	0	0		60,000.00	60,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,142	114.0000	189.24	973,072	2025	2025	0	0	0.00	100.00
1 SFR CUST			100% - 2026			Heated Area: 4500			HX Base Yr 2026		



TOTAL OB/XF									
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1	0911	SCRN RM A	0	100	31	56		18.00	18.00
2	0860	POOL/SPA	0	100	0	0		60,000.00	60,000.00

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1	0911	SCRN RM A	0	100	31	56		18.00	18.00
2	0860	POOL/SPA	0	100	0	0		60,000.00	60,000.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						973,072					
TOTAL MARKET OB/XF VALUE						91,248					
TOTAL LAND VALUE - MARKET						350,000					
TOTAL MARKET VALUE						1,414,320					
SOH/AGL Deduction						0					
ASSESSED VALUE						1,414,320					
TOTAL EXEMPTION VALUE						HX HB 51,411					
BASE TAXABLE VALUE						1,362,909					
TOTAL JUST VALUE						1,414,320					
NCON VALUE						1,064,320					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						405,000					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0708	AFU	143,663	12/12/2023
2023-0683	3902 COND. SQ FT	670,000	12/12/2023
2024-0044	POOL 33X12	75,000	

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2531/0976	1/08/2022	WD	Q	V	02	310,000	
GRANTOR: GUYER KARL & KELLEEN							
GRANTEE: WYLIE SARA WEBSTER							
1992/0859	7/20/2015	WD	Q	V	01	125,000	
GRANTOR: MARTIN TUCKER & LINDA							
GRANTEE: GUYER KARL & KELLEEN							

BUILDING NOTES									
BAS=[YR=2026;ORIG=30,40] N14 E9 N4 E3 N15 E25 S4 E8 S5 E13 S13 E3 S21 W52 N10 W9 \$									
FOP=[YR=2026;ORIG=67,11] N4 N3 E8 S7 W8 \$									
FOP=[YR=2026;ORIG=39,50] E52 S13 W52 N13 \$									
FUS=[YR=2026;ORIG=140,10] S21 E3 S13 E13 S5 E4 N7 N8 E4 S4 E6 N1 E4 S5 W14 S7 E29 N20 E3 N19 W52 \$									
FOP=[YR=2026;ORIG=176,-3] E16 S13 W16 N13 \$									
STR=[YR=2026;ORIG=160,34] S8 E14 N5 W4 S1 W6 N4 W4 \$									
FGR=[YR=2026;ORIG=60,90] S25 E25 N25 W25 \$									
FUS=[YR=2026;ORIG=120,90] E25 S25 W25 N19 N6 \$									
STR=[YR=2026;ORIG=120,115] W4 N19 E4 S19 \$									