



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

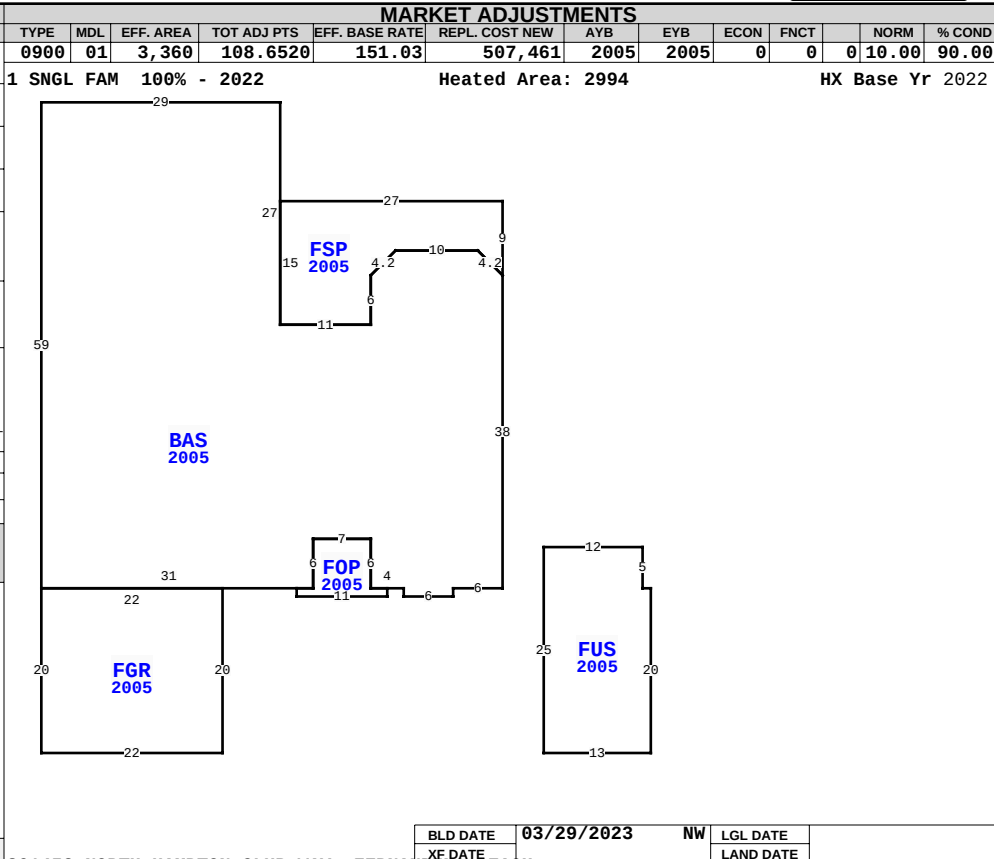
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,674	100	2005	2,674	363,469
FGR	440	55	2005	242	32,894
FOP	53	30	2005	16	2,174
FSP	270	40	2005	108	14,680
FUS	320	100	2005	320	43,497
TOTALS	3,757			3,360	456,715

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	0	0	938.00	SF	18.00
8	1126	CB/STC 8"	0	100	11	2	22.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
58,340									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					456,715				
TOTAL MARKET OB/XF VALUE					58,340				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					642,555				
SOH/AGL Deduction					114,777				
ASSESSED VALUE					527,778				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					476,367				
TOTAL JUST VALUE					642,555				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					647,141				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530565	SCRN ROOM	21,063	06/01/2015
B1530314	SWIM POOL	30,000	04/01/2015
B13253	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2430/0849	2/02/2021	WD	Q	I	01	485,000	
GRANTOR: BRYANT MICHAEL D & KI							
GRANTEE: LIPPMANN CRAIG O &							
2174/1711	2/01/2018	WD	Q	I	02	395,000	
GRANTOR: SIMENAUER LISA SCHERR							
GRANTEE: BRYANT MICHAEL D &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2005] N9 W27 S15 E11 N6 U3 R3 E10 D3 R3 \$									
BAS=[YR=2005] U3 L3 W10 D3 L3 S6 W11 N27 W29 S59									
FGR=[YR=2005] S20 E22 N20 W22\$ E31 FOP=[YR=2005] S1 E11 N1 W2									
N6 W7 S6 W2\$ E2 N6 E7 S6 E4 S1 E6 N1 E6 N38\$ PTR=E5 S33									
FUS=[YR=2005] S25 E13N20 W1 N5 W12\$ N33 W5\$.									