



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2006	2,962	415,530
FGR	690	55	2006	380	53,309
FOP	180	30	2006	54	7,575
FUS	1,286	100	2006	1,286	180,409
PTO	312	5	2006	16	2,245
TOTALS	5,430			4,698	659,068

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
8	0910	SCRN RM L	0	100	54	32	1,728.00	SF	15.00

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	0004	OR	0.00	0.00	1.53
2	000100	C	RES	100	0004	OR	0.00	0.00	1.45

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,698	98.5560	163.60	768,593	2006	2006	0	0	0 14.25	85.75
1 SFR CUST 100% - 2007											
Heated Area: 4248											
HX Base Yr 2007											
The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 4248 square feet. The plan includes several labeled areas and their dimensions: BAS 2006 (Basement): A large rectangular area on the left side, measuring 65 units by 17 units. PTO 2006 (Patio): A rectangular area at the top left, measuring 26 units by 4 units. FGR 2006 (Front Yard): A rectangular area on the right side, measuring 30 units by 24 units. FOP 2006 (Front Porch): A rectangular area at the bottom left, measuring 30 units by 6 units. FUS 2006 (Front Yard): A rectangular area on the right side, measuring 26 units by 16 units. Other dimensions and labels include: 17, 4, 26, 6, 23, 30, 24, 23, 9, 24, 15, 30, 6, 8, 15, 20, 6, 10, 5, 1											

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	
8	0910	SCRN RM L	0	100	54	32	1,728.00	SF	15.00	15.00	100	2010	2010	3	35	9,072	

TOTAL OB/XF										61,832							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0004	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	34,000.00	34,000.00	52,020
2	000100	C	RES	100	0004	OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	34,000.00	34,000.00	49,300

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VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6 Tax Dist:		
BUILDING MARKET VALUE										711,763		
TOTAL MARKET OB/XF VALUE										61,832		
TOTAL LAND VALUE - MARKET										101,320		
TOTAL MARKET VALUE										874,915		
SOH/AGL Deduction										422,561		
ASSESSED VALUE										452,354		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										400,943		
TOTAL JUST VALUE										874,915		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										841,493		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009028	NEW ROOF	31,000	07/14/2023
20001576	GARAGE	135,240	04/01/2020
B17440	DRIVEWAY	16,000	10/31/2006
C15464	CO ISSUED	397,500	09/01/2005
M10369	ELEC OTHER	0	09/01/2005
B15464	NEW CONSTR	397,500	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2816/1726	9/11/2025	WD	U	V	11	100	
GRANTOR:WRIGHT BRIAN DAVID &							
GRANTEE:WRIGHT FAMILY TRUST							
2816/1724	9/11/2025	WD	U	I	11	100	
GRANTOR:WRIGHT BRIAN DAVID &							
GRANTEE:WRIGHT FAMILY TRUST							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] W23 PTO=[YR=2006] N6 W26 S4 BAS=[YR=2006] W17 S65 E15 N2 FOP=[YR=2006] E30 N6 W30 S6 \$ N6 E30 S8 E15 N24 E6 N9 W23 N24 W26 N8 \$ S8 E26 N6 \$ S30 E23 N30 \$ PTR= E15 FUS=[YR=2006] E6 N16 E26 S8 W4 S5 E4 S3 E5 S20 W6 S10 W5 N10 W5 S10 W5 N10 W5 S10 W5 N10 W6 N20 \$ W15 \$.									

[illegible]