



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

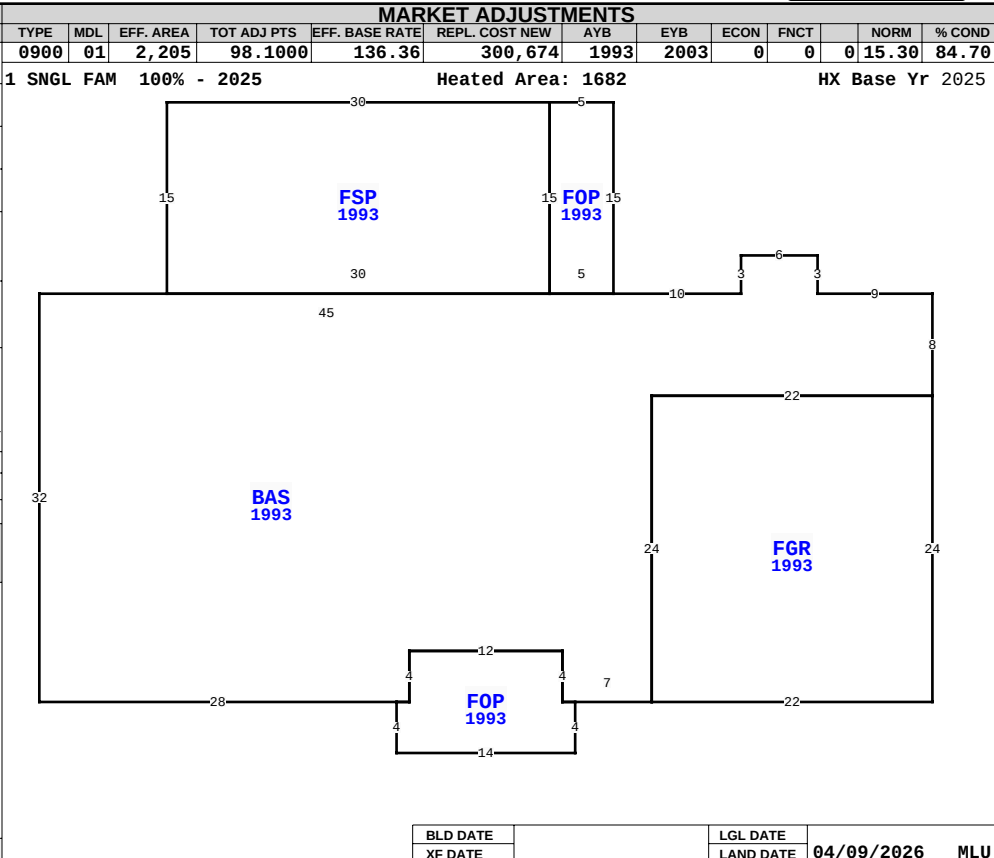
NEIGHBORHOOD/LOC	4011.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1993	1,682	194,266
FGR	528	55	1993	290	33,494
FOP	75	30	1993	22	2,541
FOP	104	30	1993	31	3,580
FSP	450	40	1993	180	20,790
TOTALS	2,839			2,205	254,671

EXTRA FEATURES		
----------------	--	--

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1993	1993	3	70	2,450

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	RES POND	100	



NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,671	
TOTAL MARKET OB/XF VALUE		2,450	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		367,121	
SOH/AGL Deduction		6,295	
ASSESSED VALUE		360,826	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		309,415	
TOTAL JUST VALUE		367,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8645	NEW CONSTR	83,349	01/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/766	10/17/2024	WD	Q	I	01	400,000
GRANTOR: PYATT CHARLES JAMES						
GRANTEE: MATTIELLO SCOTT & D						
2653/1435	7/14/2023	LE	U	I	11	100
GRANTOR: PYATT CHARLES JAMES						
GRANTEE: PYATT KRISTEN APRIL						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=1993] W9 N3 W6 S3 W10 FOP=[YR=1993] N15 W5		
FSP=[YR=1993] W30 S15 E30 N15\$ S15 E5\$ W45 S32 E28		
FOP=[YR=1993] S4 E14 N4 W1 N4 W12 S4 W1\$ E1 N4 E12 S4 E7		
FGR=[YR=1993] E22 N24 W22 S24\$ N24 E22 N8\$.		