LOT 73
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MAIER RICHARD H & DOLORES R
550 BRUYN TURNPIKE
WALLKILL, NY 12589

**2026**

**44-2N-27-1003-0073-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

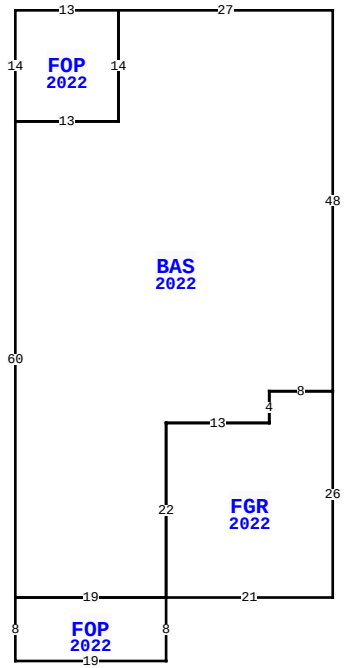
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 4086.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,284 | 100 | 2022 | 2,284 | 302,520 |
| FGR | 494 | 55 | 2022 | 272 | 36,027 |
| FOP | 152 | 30 | 2022 | 46 | 6,092 |
| FOP | 182 | 30 | 2022 | 55 | 7,284 |
| TOTALS | 3,112 | | | 2,657 | 351,925 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,657 | 96.2496 | 133.79 | 355,480 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM 0% - 2023 Heated Area: 2284 HX Base Yr




223 SAWGRASS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/21/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 351,925 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 426,925 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 426,925 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 426,925 |
| TOTAL JUST VALUE | 426,925 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 432,880 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004529 | CO ISSUED | 0 | 03/23/2022 |
| 21008068 | NEW CONSTR | 328,697 | 08/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2550/0111 | 3/23/2022 | SW | Q | I | 01 | 422,800 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: MAIER RICHARD H & D | | | | | | |
| 2475/1329 | 6/30/2021 | SW | Q | V | 05 | 1,388,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: MATTAMY JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] W13 S14 E13 N14$ S14 W13 S60 FOP=[YR=2022] S8 E19 N8 W19$ E19 FGR=[YR=2022] E21 N26 W8 S4 W13 S22$ N22 E13 N4 E8 N48$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | | PD - | E 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS