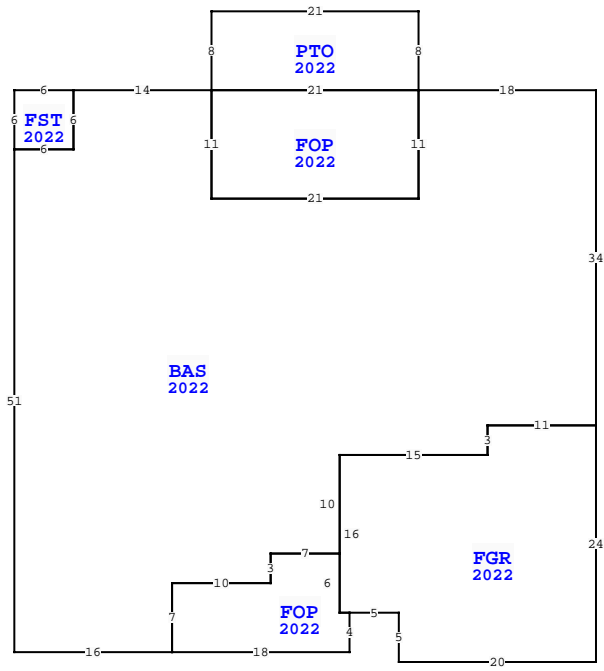


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1054.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,403	100
FGR	549	55
FOP	144	30
FOP	231	30
FST	36	55
PTO	168	5
TOTALS	3,531	2,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,845	110.7840	157.87	449,140	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023 Heated Area: 2403 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	449,140	
TOTAL MARKET OB/XF VALUE	10,620	
TOTAL LAND VALUE - MARKET	145,000	
TOTAL MARKET VALUE	604,760	
SOH/AGL Deduction	259,850	
ASSESSED VALUE	344,910	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	294,910	
TOTAL JUST VALUE	604,760	
NCON VALUE	455,367	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	145,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211095	NEW CONSTR	0	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0893	4/20/2021	SW	Q	V	01	155,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: MURRY DAVID & KAREN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W18 PTO=[YR=2022] N8 W21 S8 FOP=[YR=2022] S11 E21 N11 W21\$ E21\$ S11 W21 N11 W14 FST=[YR=2022] W6 S6 E6 N6\$ S6 W6 S51 E16 FOP=[YR=2022] E18 N4 FGR=[YR=2022] E5 S5 E20 N24 W11 S3 W15 S16 E1\$ W1 N6 W7 S3 W10 S7\$ N7 E10 N3 E7 N10 E15 N3 E11 N34\$.	

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	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	862.00	SF	10.00	10.00	100	2022	2022	3	100	8,620	

LAND DESCRIPTION		TOTAL OB/XF																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							