



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 50		
Exterior Wall	23	REINF CONC 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	03	MASONRY 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	624	15	94	12,305
FEP	154	80	123	16,100
FST	72	55	40	5,236
FUS	672	100	672	87,965
SFB	336	80	269	35,212
STR	24	10	2	262
UGR	264	45	119	15,577
TOTALS	2,146		1,319	172,657

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,319	118.1440	168.36	222,067	1955	1985	0	0	22.25	77.75
1 SFR CUST - 0% - 0											
Heated Area: 941 HX Base Yr											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	172,657		
TOTAL MARKET OB/XF VALUE	2,247		
TOTAL LAND VALUE - MARKET	1,125,000		
TOTAL MARKET VALUE	1,299,904		
SOH/AGL Deduction	21,109		
ASSESSED VALUE	1,278,795		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,278,795		
TOTAL JUST VALUE	1,299,904		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,305,824		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111896	REPIPE FIXTURES	1,500	10/20/2011
20070024	METER CAN & MAST	0	01/05/2007
20062013	H/AC	5,600	08/29/2006
6754	REPAIR/RRF	2,200	09/30/1991
5462	REPAIR/RRF	2,200	07/07/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U I	V I I	RSN CD	SALE PRICE
2372/1416	7/01/2020	TD	U	I	11	100
GRANTOR: MURPHY GEORGE M LIVIN						
GRANTEE: 1382 SOUTH FLETCHER						
1746/1603	7/05/2011	WD	U	I	30	100
GRANTOR: MURPHY GEORGE M						
GRANTEE: MURPHY GEORGE M & B						

BUILDING NOTES	

BUILDING DIMENSIONS	
SFB=[YR=1993] W12 FST=[YR=1993] W12 S6 UGR=[YR=1993] S22 E12 N22 W12 \$ E12 N6\$ S28 E12 N28\$ PTR= E15 FUS=[YR=1993] S28E24N28W1 FEP=[YR=1993] N2 BAL=[YR=1997] E6N5 STR=[YR=1997] E6N4W6S4\$ N14W29S7W4 S23W4S12E8N28E23S5 \$ N5W22S7 E22\$W23\$W15\$.	

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	0810	CONCRETE A	0	0	0	0			496.00	SF 6.50	100	1970	1970	3	22	709
2	0810	CONCRETE A	0	0	25	4			100.00	SF 6.50	100	1997	1997	3	75	488
3	0416	DUNEWALKS	0	0	80	4			320.00	SF 15.00	100	1997	1997	3	20	960
4	1243	WD DECK F	0	0	0	0			56.00	SF 8.00	100	1997	1997	3	20	90

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
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000		