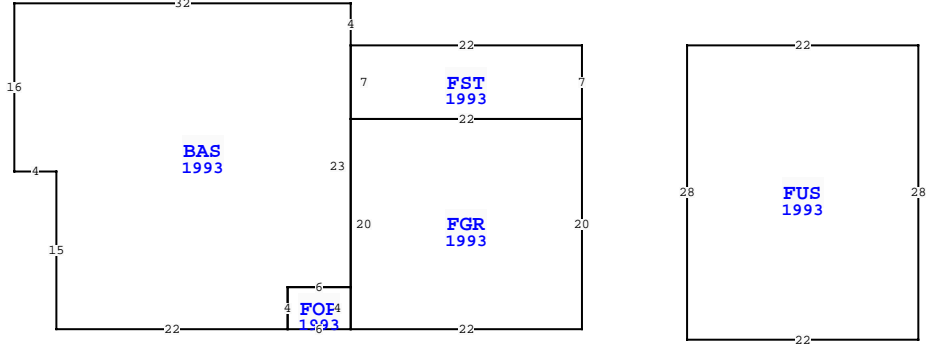


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,858	116.7180	105.34	195,722	1985	1990	0	0	16.00	84.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1524 HX Base Yr													



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	908	80,345
FGR	440	55	242	21,413
FOP	24	30	7	619
FST	154	55	85	7,521
FUS	616	100	616	54,507
TOTALS	2,142		1,858	164,406

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	0812	CONCRETE C	0	100	0	1,959.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,879	
2	0830	FLAGSTONE	0	100	0	487.00	SF	12.00	12.00	100	1991	1991	3	64	3,740	
3	1129	STONE 8"	0	100	33	66.00	SF	7.88	7.88	100	1991	1991	3	88	457	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	

LAND DESCRIPTION		TOTAL OB/XF 10,176																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-1A	90.00	160.00	90.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	360,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	164,406			
TOTAL MARKET OB/XF VALUE	10,176			
TOTAL LAND VALUE - MARKET	360,000			
TOTAL MARKET VALUE	534,582			
SOH/AGL Deduction	362,136			
ASSESSED VALUE	172,446			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	122,446			
TOTAL JUST VALUE	534,582			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	539,740			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130626	ROOF	6,720	03/27/2013
20110434	H/AC	1,500	03/28/2011
20110318	OTHER	800	03/07/2011
20071935	REMODEL	19,500	10/12/2007
20071882	REPAIR/RRF	1,800	10/09/2007
6493B	ADDITION	740	04/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/344	6/16/2023	FJ	U	I	11	0
GRANTOR: MUHICH SANDI EST						
GRANTEE: MUHICH MICHAEL						
0426/0452	7/01/1984	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=1993] W22 BAS=[YR=1993] N4 W32 S16 E4 S15 E22	
FOP=[YR=1993] E6 FGR=[YR=1993] E22 N20 W22 S20\$ N4 W6 S4\$ N4	
E6 N23\$ S7 E22 N7\$ PTR=E10 FUS=[YR=1993] E22 S28 W22 N28\$	
W10\$.	