



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	06	MANSARD 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	24	2,727
BAL	528	15	79	8,974
BAL	108	15	16	1,817
BAS	575	100	575	65,318
FGR	820	55	451	51,232
FUS	504	100	504	57,253
FUS	1,472	100	1,472	167,214
TOTALS	4,167		3,121	354,536

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
1	0810	CONCRETE A	0	0	0	1,583.00	SF	6.50	6.50	100	1974	1974	3	26
2	0861	POOL GUNIT	0	0	12	360.00	SF	85.00	85.00	100	1995	1995	3	20
3	0845	KOOL DECK	0	0	0	540.00	SF	7.25	7.25	100	1981	1981	3	38
5	0825	BRICK	0	0	0	198.00	SF	12.50	12.50	100	2009	2009	3	98
6	0855	CONC PAVER	0	0	9	513.00	SF	10.00	10.00	100	2000	2000	3	80

LAND DESCRIPTION														
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
1	000100	C	SFR	0	0006	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,121	117.2908	139.28	434,693	1974	1990	0	0	0	18.44	81.56
1 SNGL FAM - 0% - 0												
Heated Area: 2551						HX Base Yr						
Diagram 1: A rectangular structure with dimensions 18 (top), 28 (left), 6 (bottom), and 18 (right). It contains two labels: FUS 1993 and BAL 2017.												
Diagram 2: A complex structure with dimensions 20 (top left), 25 (top right), 31 (left), 22 (middle vertical), 5 (middle horizontal), 9 (bottom left vertical), 15 (bottom left horizontal), and 30 (bottom right horizontal). It contains two labels: BAS 1993 and FGR 1993.												
Diagram 3: A complex structure with dimensions 50 (top left), 46 (top middle), 4 (top right), 32 (middle left vertical), 40 (middle left horizontal), 46 (middle right horizontal), 50 (bottom left), 4 (bottom middle), 4 (bottom right), 3 (middle right vertical), 40 (middle right horizontal), 19 (bottom right vertical), and 19 (bottom right horizontal). It contains three labels: BAL 1994, FUS 1993, and FGR 1994.												
BLD DATE						LGL DATE						

TOTAL OB/XF														
16,813														

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			354,536
TOTAL MARKET OB/XF VALUE			16,813
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			671,349
SOH/AGL Deduction			153,407
ASSESSED VALUE			517,942
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			517,942
TOTAL JUST VALUE			671,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170797	DECK	18,000	03/20/2017
20122324	POOL REFINISH	3,900	11/15/2012
20080746	REPLACE 2ND FL.DE	2,000	05/05/2008
20070271	CEDAR SHINGLE SID	9,000	02/13/2007
20052537	REPAIR/RRF	12,000	08/26/2005
20022116	REPAIR/RRF	3,000	12/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1743	2/25/2015	WD	Q	I	01	401,000
GRANTOR: HURLEY GREGORY SHAWN						
GRANTEE: MEADOWS RICHARD B &						
0697/0389	1/26/1994	QC	U	I	01	100
GRANTOR: HURLEY PAM						
GRANTEE: HURLEY GREGORY SHAW						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FGR=[YR=1993] W25 BAS=[YR=1993] W20 S31 E15 N9 E5 N22\$ S22 W5 S9 E30 N31\$ PTR=E60BAL=[YR=1994] W50 S40 E50 N4 FUS=[YR=1993] N32 W46 S32 E46 \$ W46 N32 E46 N4\$ BAL=[YR=1994] E4 S40 W4 N40\$ W60\$PTR= N15 BAL=[YR=2017] N6 FUS=[YR=1993] N28 E18 S28 W18\$ E18 S6 W18 \$ S15\$.														