

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,853	100	2,853	574,560
DCK	16	10	2	403
DCK	24	10	2	403
FGR	768	55	422	84,986
FOP	60	30	18	3,625
FOP	1,135	30	340	68,472
FUS	1,155	100	1,155	232,604
SFB	528	80	422	84,986
UOP	8	20	2	403
UOP	30	20	6	1,208
TOTALS	7,152		5,337	1,074,807

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0861	POOL GUNIT	0	0	12	24	288.00	SF	85.00
2	0855	CONC PAVER	0	0	0	0	1,622.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	217.00	SF	10.00
4	0855	CONC PAVER	0	0	0	0	415.00	SF	10.00
5	1126	CB/STC 8"	0	0	8	7	56.00	SF	8.00
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	5,337	153.6150	218.90	1,168,269	2006	2006	0	0
1 SFR CUST - 0% - 0					Heated Area: 4430 HX Base Yr				

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					1,074,807				
TOTAL MARKET OB/XF VALUE					35,660				
TOTAL LAND VALUE - MARKET					650,000				
TOTAL MARKET VALUE					1,760,467				
SOH/AGL Deduction					384,485				
ASSESSED VALUE					1,375,982				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,375,982				
TOTAL JUST VALUE					1,760,467				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,296,226				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11081	MECH OTHER	0	02/01/2006
P09903	OTHER	0	08/01/2005
E0515084	ELEC OTHER	3,000	06/01/2005
C0515279	CO ISSUED	857,000	05/01/2005
R0507664	REPAIR/RRF	16,800	05/01/2005
B0515279	NEW CONSTR	857,000	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/0326	12/16/2020	QC	U	I	11	220,000
GRANTOR: MULHOLLAND KRISTEN E						
GRANTEE: BLAIR R CARY & KARE						
2426/0324	12/11/2020	QC	U	I	11	220,000
GRANTOR: BLAIR ANDREW J						
GRANTEE: BLAIR R CARY & KARE						

BUILDING NOTES									
BUILDING DIMENSIONS									
SFB=[YR=2006] U6 L6 DCK=[YR=2006] N2 W8S2 E8\$ W8 L6 D6 S2 FOP=[YR=2006] W9 BAS=[YR=2006] N1 W21 DCK=[YR=2006] N4 W6 S4 E6 \$ W9 S37 W3 S13 E3 S3 UOP=[YR=2006] W8 S15 E8 N15 \$ S30 E36 N54 W6 N28 \$ S28 E6 S54 W36 S9 UOP=[YR=2006] S3 E10 N3 W10 \$ E34 UOP=[YR=2006] S4 E2 FOP=[YR=2006] S6 FGR=[YR=2006] W1 S32 E24 N32 UOP=[YR=2006] N11 W15 S1 W2 S10 E17 \$ W23 \$ E6 N10 W6 S4 \$ N4 W2 \$ E10 N1 E1 N7 UOP=[YR=2006] E14 N18 W15 S18 E1 \$ W1 N62 L5 U5 N16\$ S16 R6 D6 E8 R6 U6 N18\$ PTR= E15 FUS=[YR=2006] E33 S35 W33 N35 \$ W15 \$.									