



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	09	CEDAR SHAK 100	
Interior Wall	05	DRYWALL 70	
Interior Wall	06	CUST PANEL 30	
Interior Floor	14	CARPET 50	
Interior Floor	18	SLATE 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10007.00	

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SFR CUST	- 0%	- 0									Heated Area: 6007 HX Base Yr													
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
XF DATE		LAND DATE																							
INC DATE		AG DATE																							
TOTALS	9,870		7,418	2,000,075																					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		2,056,282	
TOTAL MARKET OB/XF VALUE		167,846	
TOTAL LAND VALUE - MARKET		1,200,000	
TOTAL MARKET VALUE		3,424,128	
SOH/AGL Deduction		553,201	
ASSESSED VALUE		2,870,927	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,870,927	
TOTAL JUST VALUE		3,424,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,829,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217500	H/AC	0	08/01/2012
B0108617	NEW CONSTR	1,000,000	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2379/0643	7/17/2020	SW Q	Q	I	02	2,800,000
GRANTOR: MPS INTERNATIONAL HOL						
GRANTEE: WARD MICHAEL J & JE						
2246/0395	12/12/2018	SW Q	Q	I	01	3,800,000
GRANTOR: ULLRICH CLARISSE						
GRANTEE: MPS INTERNATIONAL H						

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	OB/XF MKT VALUE	NOTES
1	0825	BRICK	0	0	0	0	5,840.00	SF	12.50	12.50	100	2003	2003	3	96	70,080	
2	0861	POOL GUNIT	0	0	0	0	246.00	SF	85.00	85.00	100	2003	2003	3	36	7,528	
3	0845	KOOL DECK	0	0	0	0	1,009.00	SF	7.25	7.25	100	2003	2003	3	84	6,145	
4	0462	ST/AL FNC	0	0	0	0	182.00	SF	10.00	10.00	100	2003	2003	3	36	655	
5	0830	FLAGSTONE	0	0	0	0	759.00	SF	12.00	12.00	100	2003	2003	3	84	7,651	
6	1075	TRELLIS G	0	0	28	9	252.00	SF	35.00	35.00	100	2003	2003	3	36	3,175	
7	0810	CONCRETE A	0	0	8	7	56.00	SF	6.50	6.50	100	2003	2003	3	84	306	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
9	0825	BRICK	0	0	0	0	66.00	SF	12.50	12.50	100	2003	2003	3	96	792	
10	1129	STONE 8"	0	0	0	0	201.00	SF	15.75	15.75	100	2003	2003	3	96	3,039	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] 3542 \$ FUS=[YR=2003] 2465 \$ FGR=[YR=2003] 1107 \$ FEP=[YR=2003] 155 \$ FSP=[YR=2003] 363 \$ FOP=[YR=2003] 822 \$ UOP=[YR=2003] 670 \$ FST=[YR=2003] 85 \$ FDU=[YR=2003] 71\$ UAT=[YR=2003] 590 \$.	

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00	1,200,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	09	CEDAR SHAK 100	
Interior Wall	06	CUST PANEL 100	
Interior Floor	18	SLATE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		0.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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
BAS	225	100	225
			56,207
TOTALS	225		225
			56,207

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	CUST	- 0%	- 0								Heated Area: 225 HX Base Yr	
TOTALS			225										

NASSAU COUNTY PROPERTY		PAGE 2 of 3	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			2,056,282
TOTAL MARKET OB/XF VALUE			167,846
TOTAL LAND VALUE - MARKET			1,200,000
TOTAL MARKET VALUE			3,424,128
SOH/AGL Deduction			553,201
ASSESSED VALUE			2,870,927
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,870,927
TOTAL JUST VALUE			3,424,128
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,829,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0643	7/17/2020	SW	Q	I	02	2,800,000
GRANTOR: MPS INTERNATIONAL HOL						
GRANTEE: WARD MICHAEL J & JE						
2246/0395	12/12/2018	SW	Q	I	01	3,800,000
GRANTOR: ULLRICH CLARISSE						
GRANTEE: MPS INTERNATIONAL H						

EXTRA FEATURES														BLD DATE		LGL DATE	
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
11	1127	BRICK 8"	0	0	0	0	219.00	SF	11.00	11.00	100	2003	2003	3	96	2,313	
12	1128	BRICK 12"	0	0	0	0	732.00	SF	14.00	14.00	100	2003	2003	3	96	9,838	
13	0835	QUARY TILE	0	0	0	0	382.00	SF	10.00	10.00	100	2003	2003	3	84	3,209	
14	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000	
15	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	
16	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	
17	1242	WD DECK A	0	0	67	4	268.00	SF	10.00	10.00	100	1990	1990	3	20	536	
18	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	22	440	
19	0920	CWALL-WD/M	0	0	231	0	231.00	LF	390.00	390.00	100	2008	2008	3	40	36,036	
20	0300	BOAT DCK W	0	0	227	4	908.00	SF	10.00	10.00	100	1992	1992	3	20	1,816	
TOTALS														67,708			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2003] W15 S15 E15 N15 \$.			

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

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
															VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 2,056,282 TOTAL MARKET OB/XF VALUE 167,846 TOTAL LAND VALUE - MARKET 1,200,000 TOTAL MARKET VALUE 3,424,128 SOH/AGL Deduction 553,201 ASSESSED VALUE 2,870,927 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,870,927 TOTAL JUST VALUE 3,424,128 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,829,077															
DOR CODE 0100 SINGLE FAMILY															PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM																														
NEIGHBORHOOD/LOC 10007.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																														

EXTRA FEATURES															BLD DATE		LGL DATE	
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	XF DATE	LAND DATE
21	0303	FLT DOCK W	0	0	20	6		13.00	13.00	100	1990	1990	3	20	312			
22	0820	WOOD WALK	0	0	14	4		11.75	11.75	100	2008	2008	3	40	263			
															INC DATE		AG DATE	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/0643	7/17/2020	SW	Q	I	02	2,800,000
GRANTOR: MPS INTERNATIONAL HOL						
GRANTEE: WARD MICHAEL J & JE						
2246/0395	12/12/2018	SW	Q	I	01	3,800,000
GRANTOR: ULLRICH CLARISSE						
GRANTEE: MPS INTERNATIONAL H						

BUILDING NOTES														

BUILDING DIMENSIONS														

LAND DESCRIPTION										TOTAL OB/XF										575				
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