



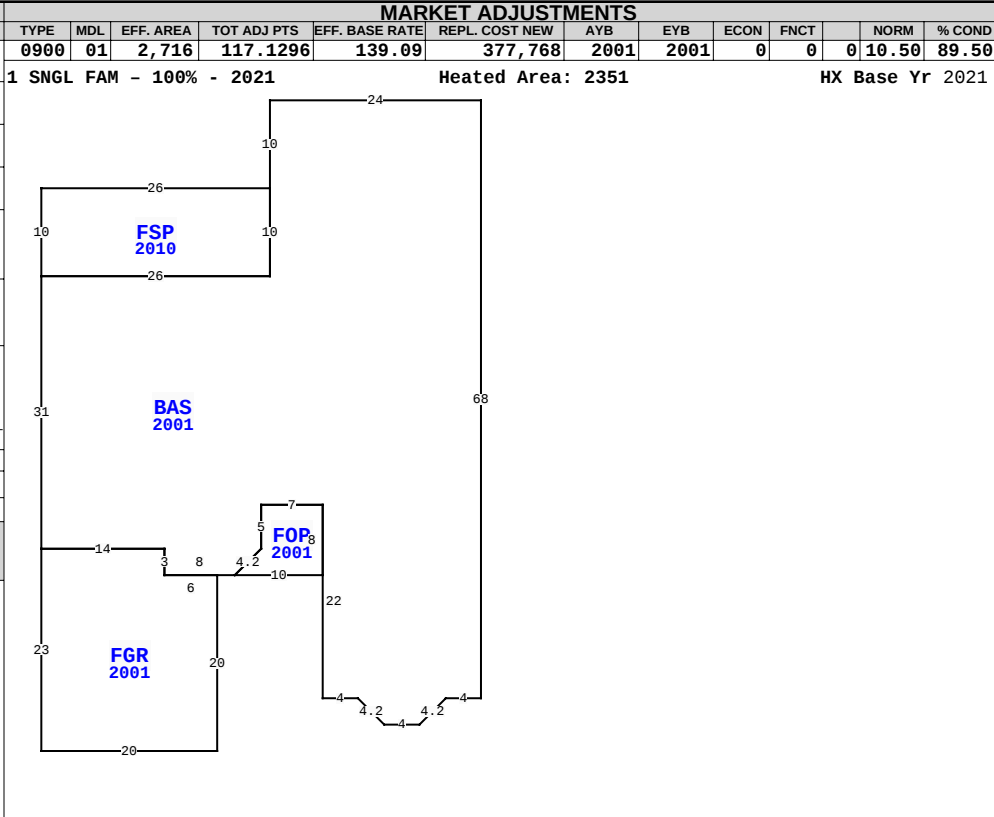
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	2,351	292,666
FGR	442	55	243	30,250
FOP	61	30	18	2,241
FSP	260	40	104	12,946

TOTALS	3,114		2,716	338,102
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0858	SCULP CONC	0 100	0	0	766.00	SF	13.00	
2	1125	CB/STC 6"	0 100	0	0	52.00	SF	6.98	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0858	SCULP CONC	0 100	0	0	200.00	SF	13.00	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	95	9,460	
100	2001	2001	3	82	298	
100	2001	2001	3	86	3,010	
100	2001	2001	3	95	2,470	

LAND DESCRIPTION										TOTAL OB/XF								15,238	
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	LA VA		
1	000141	C	SFR GOLF B	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000.00		
REVIEW DATE		03/24/2020		BY NWA		Total Acres: 0.00			Total Land Value: 105,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										338,102				
TOTAL MARKET OB/XF VALUE										15,238				
TOTAL LAND VALUE - MARKET										105,000				
TOTAL MARKET VALUE										458,340				
SOH/AGL Deduction										157,568				
ASSESSED VALUE										300,772				
TOTAL EXEMPTION VALUE										50,000				HX HB
BASE TAXABLE VALUE										250,772				
TOTAL JUST VALUE										458,340				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										363,506				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2374/1959	7/02/2020	WD	Q	I	02	340,000			
GRANTOR:GRIFFIN LIVING TRUST									
GRANTEE:THOMPSON RICHARD E									
1964/1829	2/19/2015	WD	U	I	11	100			
GRANTOR:GRIFFIN TERRY & JEAN									
GRANTEE:GRIFFIN LIVING TRUS									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W24 S10 FSP=[YR=2010] W26 S10 E26 N10 \$ S10 W26 S31 FGR=[YR=2001] S23 E20 N20 W6 N3 W14 \$ E14 S3 E8FOP=[YR=2001] E10 N8 W7 S5 D3 L3 \$ U3 R3 N5 E7 S22E4 D3 R3 E4 U3 R3 E4 N68 \$.									