

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,028 100 3,028 353,749
FGR	636 55 350 40,889
FOP	72 30 22 2,570
FOP	176 30 53 6,192
FOP	245 30 74 8,645
TOTALS	4,157 3,527 412,044

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,527	108.1080	128.38	452,796	2004	2004	0	0	0	9.00	91.00		
1 SNGL FAM - 0% - 0 Heated Area: 3028 HX Base Yr														

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,205.00	SF	4.00	4.00	100	2004	2004	3	86	4,145	
3	0861	POOL GUNIT	0	0	0	0	540.00	SF	85.00	85.00	100	2010	2010	3	64	29,376	
4	0910	SCRN RM L	0	0	0	0	1,382.00	SF	15.00	15.00	100	2010	2010	3	50	10,365	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	50	2,500	
7	0855	CONC PAVER	0	0	0	0	288.00	SF	10.00	10.00	100	2019	2019	3	99	2,851	
TOTALS														52,852			

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		412,044	
TOTAL MARKET OB/XF VALUE		52,852	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		592,396	
SOH/AGL Deduction		105,480	
ASSESSED VALUE		486,916	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		486,916	
TOTAL JUST VALUE		592,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23187	XFOB	56,881	01/01/2010
B23117	XFOB	50,000	12/01/2009
B0413066	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2504/1306	9/30/2021	WD Q	Q	I	01	635,000
GRANTOR: MURIWAI GARRY TAME & GRANTEE: LOVE RODNEY A & MAR						
1887/0706	10/30/2013	WD Q	Q	I	01	430,000
GRANTOR: ARKO SUSAN J & ARTHUR GRANTEE: MURIWAI GARRY TAME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W29 FOP=[YR=2004] W8 S22 E8 N22\$ S22 W8 FOP=[YR=2004] W27 S6 E8 S3 E6 S2 E13 N11\$ S11 W13 N2 W6 N3 W8 S48 E15 N7 E9 N5 FOP=[YR=2004] E12 FGR=[YR=2004] S14 E9 S2 E19 N24 W19 S2 W9 S6\$ N6 W12 S6\$ N6 E21 N2 E19 N56\$.