



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	3,209	407,961
FGR	712	55	392	49,835
FOP	249	30	75	9,535
FOP	320	30	96	12,204

TOTALS	4,490		3,772	479,535
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			4.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,772	109.8000	130.39	491,831	2017	2017	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 3209 HX Base Yr 2021									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 479,535									
TOTAL MARKET OB/XF VALUE 7,349									
TOTAL LAND VALUE - MARKET 75,000									
TOTAL MARKET VALUE 561,884									
SOH/AGL Deduction 156,729									
ASSESSED VALUE 405,155									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 355,155									
TOTAL JUST VALUE 561,884									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 453,942									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008632	CO ISSUED	0	09/29/2017
17002495	NEW CONSTR	413,023	03/24/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2557/0027	4/20/2022	FJ	U	I	11	0	
GRANTOR: MURTY ROCHELLE JOANN							
GRANTEE: MURTY JUSTIN AARON							
2413/1806	12/04/2020	WD	Q	I	01	480,000	
GRANTOR: GOODRIDGE MAXINE & MA							
GRANTEE: MURTY JUSTIN AARON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W20 FOP=[YR=2017] N10 W32 S10 E32\$ W45 S37									
FGR=[YR=2017] S23 E20 N2 E9 FOP=[YR=2017] S14 E24 N6 W12 N1									
W3 N12 W6 S5 W3\$ E3 N21 W32\$ E32 S16 E6 S12 E3 S1 E12 N6 E12									
N60\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00
TOTAL OB/XF 7,349									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		