

BLOCK 2 LOT 5
IN OR 1424/319
OYSTER BAY #1 PB 5/262

MOORE LIVING TRUST
C/O LISA GRADY, 456 35TH ST
MANHATTAN BEACH, CA 90266

2023

46-3N-28-5480-0002-0050



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	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	4024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	248,109
FGR	660	55	363	48,474
FOP	219	30	66	8,814
FSP	193	40	77	10,282
FUS	1,110	100	1,110	148,224
STR	44	10	4	534

TOTALS	4,084		3,478	464,437
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0	0	0	1,500.00	SF	4.00	
3	1242	WD DECK A	0	0	0	183.00	SF	10.00	
4	1126	CB/STC 8"	0	0	19	76.00	SF	8.00	
5	1126	CB/STC 8"	0	0	18	72.00	SF	8.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0		RS-1	0.00	0.00	1.00

REVIEW DATE 06/29/2018 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,478	105.2940	150.04	521,839	1995	2000	0	0	11.00	89.00	
1 SFR CUST - 0% - 0												
Heated Area: 2968 HX Base Yr												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0812	CONCRETE C	0	0	0	1,500.00	SF	4.00	4.00	100	1995	1995	3	72	4,320	
3	1242	WD DECK A	0	0	0	183.00	SF	10.00	10.00	100	1995	1995	3	20	366	
4	1126	CB/STC 8"	0	0	19	76.00	SF	8.00	8.00	100	1995	1995	3	72	438	
5	1126	CB/STC 8"	0	0	18	72.00	SF	8.00	8.00	100	1995	1995	3	72	415	

TOTAL OB/XF												
7,119												

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			464,437
TOTAL MARKET OB/XF VALUE			7,119
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			606,556
SOH/AGL Deduction			166,152
ASSESSED VALUE			440,404
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			440,404
TOTAL JUST VALUE			606,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R181164	REPAIR/RRF	17,298	02/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1424/0319	6/28/2006	WD U	I	01	100
GRANTOR:MOORE DON F & GAIL O					
GRANTEE:MOORE DONALD F & GA					
1316/1315	5/11/2005	WD Q	I		465,000
GRANTOR:WYCKOFF RAYMOND W & P					
GRANTEE:MOORE DON F & GAIL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1995] W32 FSP=[YR=2017] N15 W20 S7 E11 D3 R3 S5 E6 \$BAS=[YR=1995] W6 N5 L3 U3 W11 N7 W32 S19 E6 S19 FOP=[YR=1995] S14 E7 STR=[YR=2006] S4 E11 N4 W11\$ E18 N9 W7 S3 W12 N8 W6 \$ E6 S8 E12 N3 E21 N12 E11 N9 W4 N7\$ S7 E4 S13 E4 S3 E24 N23 \$ PTR= N10 W105 FUS=[YR=1995] W14 S12 W25 S19 E6 S8 E12 N3 E21 N36\$ E105 S10\$.									

PRINTED 08/02/2023 BY SYS