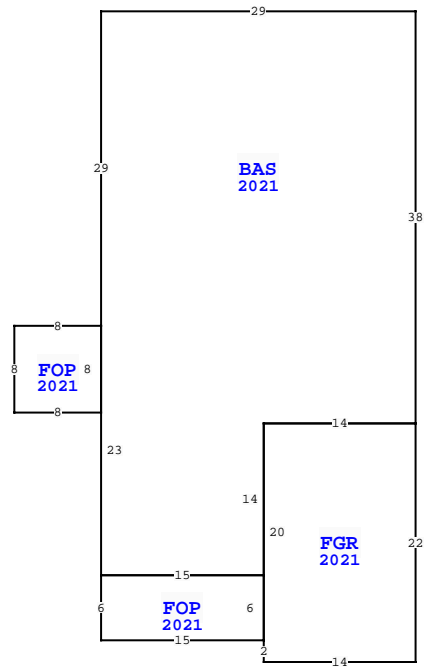




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 07
NEIGHBORHOOD/LOC		7001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,312	100
FGR	308	55
FOP	64	30
FOP	90	30
TOTALS	1,774	1,527

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,527	116.2800	138.08	210,848	2021	2021	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 1312 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		210,848
TOTAL MARKET OB/XF VALUE		4,441
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		249,789
SOH/AGL Deduction		0
ASSESSED VALUE		249,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,789
TOTAL JUST VALUE		249,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4193	NEW CONSTR	0	10/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0170	8/20/2021	WD Q	Q	I	01	245,000
GRANTOR: MURPHY RONALD J & SHA						
GRANTEE: BROWN BOBBY K & BAR						
1943/1510	10/23/2014	SW U	U	I	38	18,000
GRANTOR: RREF SNV II-FL LLC						
GRANTEE: MURPHY RONALD JASON						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	100	4,441	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/02/2023	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2021] W29 S29 FOP=[YR=2021] W8 S8 E8 N8\$ S23												
FOP=[YR=2021] S6 E15 FGR=[YR=2021] S2 E14 N22 W14 S20\$ N6												
W15\$ E15 N14 E14 N38\$.												

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	000100	C	SFR	100			69.00	171.00	69.00	FF		1.00	1.00	1.00	500.00	500.00	34,500								