

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	10	ABOVE AVG	30
Roof Structure	08	IRREGULAR	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		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,038	100	2,038
FGR	682	55	375
FOP	28	30	8
FSP	280	40	112
FUS	892	100	892
STR	60	10	6
TOTALS	3,980		3,431
			550,168

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2022							
Heated Area: 2930						HX Base Yr 2022					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		550,168	
TOTAL MARKET OB/XF VALUE		39,221	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		889,389	
SOH/AGL Deduction		187,937	
ASSESSED VALUE		701,452	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		651,452	
TOTAL JUST VALUE		889,389	
NCON VALUE		25,330	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		839,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014718	SWIM POOL	105,000	09/27/2022
B1631905	NEW CONSTR	366,908	03/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0749	11/15/2021	WD	Q	I	01	900,000
GRANTOR: OBRIEN PATRICK D & LY						
GRANTEE: MATTHEWS RODERICK &						
2072/0274	9/14/2016	WD	Q	I	01	513,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: OBRIEN PATRICK D &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0855	CONC PAVER	0	100	0	0			1,083.00	SF	10.00	2016	2016	3	96	10,397	
2	0855	CONC PAVER	0	100	0	0			70.00	SF	10.00	2016	2016	3	96	672	
3	0855	CONC PAVER	0	100	0	0			288.00	SF	10.00	2019	2019	3	98	2,822	
4	0861	POOL GUNIT	0	100	0	0			242.00	SF	85.00	2024	2023		100	20,570	
5	0855	CONC PAVER	0	100	0	0			276.00	SF	10.00	2024	2023		100	2,760	
6	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2024	2023		100	2,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] U3 L3 W13 D3 L3 W3 FSP=[YR=2016] N10 W28 S10 E28\$ W28 S52 E12 FOP=[YR=2016] S4 E7 FGR=[YR=2016] S2 E12 N6 E19 N22 W19 S6 W12 S20\$ N4 W7\$ E7 N16 E12 N6 E19 N30\$ PTR=E15 FUS=[YR=2016] E19 STR=[YR=2016] E12 S5 W12 N5\$ S5 E12 S27 W12 N8 W5 S8 W14 N32\$ W15 \$.	

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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							