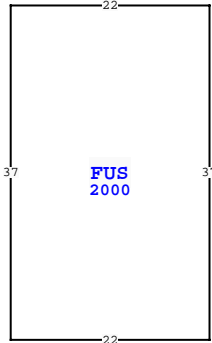
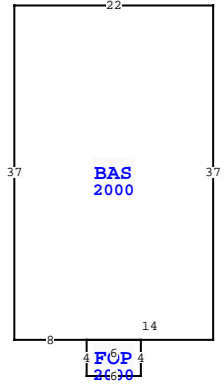
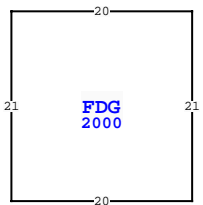


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	814	100	814
FDG	420	60	252
FOP	24	30	7
FUS	814	100	814
TOTALS	2,072		1,887
			362,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2017								
				Heated Area: 1628			HX Base Yr 2017				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			362,071
TOTAL MARKET OB/XF VALUE			3,209
TOTAL LAND VALUE - MARKET			88,000
TOTAL MARKET VALUE			453,280
SOH/AGL Deduction			252,323
ASSESSED VALUE			200,957
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			150,957
TOTAL JUST VALUE			453,280
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			433,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120099	REPAIR/RRF	1,604	01/19/2012
990289	NEW CONSTR	130,000	04/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1182	6/01/2020	QC	U	I	11	100
GRANTOR: MURRAY WILLIAM S JR &						
GRANTEE: MURRAY WILLIAM S JR						
2088/1880	12/08/2016	WD	Q	I	01	285,000
GRANTOR: LANE HUGO C & NANCY M						
GRANTEE: MURRAY WILLIAM S JR						

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	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2000	2000	3	79	411	
2	0810	CONCRETE A	0 100	33	3	99.00	SF	6.50	6.50	100	2000	2000	3	79	508	
3	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	2000	2000	3	79	1,643	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
5	0476	VF 6 SBPL	0 100	0	0	59.00	LF	16.00	16.00	100	2000	2000	3	52	491	
TOTALS															3,209	

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	DPTH 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		R-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	88,000							