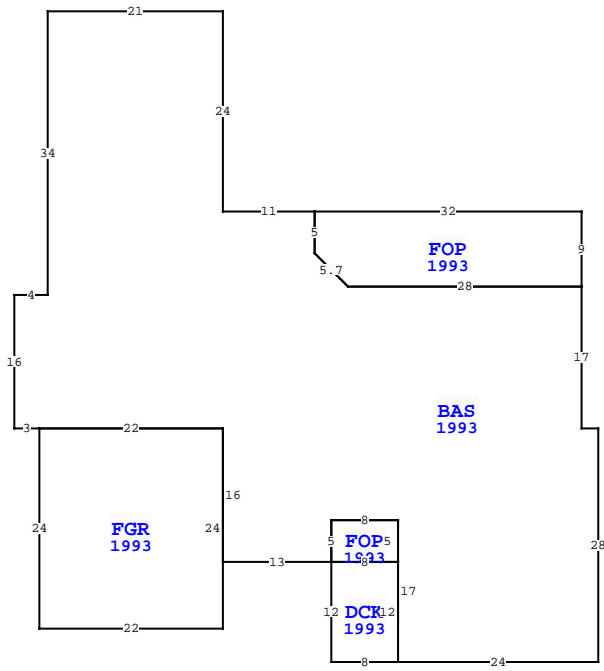


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 50	
Interior Wall	08	DECORATIVE 50	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,920	100	324,920
DCK	96	10	1,113
FGR	528	55	32,269
FOP	40	30	1,335
FOP	280	30	9,347
TOTALS	3,864		368,984

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,316	108.5600	135.70	449,981	1987	1987	0	0	18.00	82.00		
1 SNGL FAM - 100% - 0 Heated Area: 2920 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			368,984
TOTAL MARKET OB/XF VALUE			23,259
TOTAL LAND VALUE - MARKET			810,000
TOTAL MARKET VALUE			1,202,243
SOH/AGL Deduction			874,353
ASSESSED VALUE			327,890
TOTAL EXEMPTION VALUE	HX HB VX WR		60,000
BASE TAXABLE VALUE			267,890
TOTAL JUST VALUE			1,202,243
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,096,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0133	POOL ENC	23,780	07/29/2024
20121393	ROOF	8,000	07/13/2012
20110018	H/AC	5,300	01/04/2011
20080159	XFOB	900	02/04/2008
BP4123	N/A	180,000	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1597	7/05/2011	WD U	I	I	30	100
GRANTOR: MURPHY GEORGE M & BJO						
GRANTEE: MURPHY GEORGE M & B						
1746/1595	7/05/2011	WD U	I	I	30	100
GRANTOR: MURPHY GEORGE M & BJO						
GRANTEE: MURPHY GEORGE M						

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	0820	WOOD WALK	0 100	40	4	160.00	SF	11.75	11.75	100	1987	1987	3	40	752	
2	0861	POOL GUNIT	0 100	31	16	496.00	SF	85.00	85.00	100	1987	1987	3	20	8,432	
3	0812	CONCRETE C	0 100	0	0	2,034.00	SF	4.00	4.00	100	1987	1987	3	52	4,231	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
5	0845	KOOL DECK	0 100	0	0	624.00	SF	7.25	7.25	100	1987	1987	3	52	2,352	
6	1242	WD DECK A	0 100	0	0	232.00	SF	10.00	10.00	100	1987	1987	3	20	464	
7	1242	WD DECK A	0 100	48	4	192.00	SF	10.00	10.00	100	1989	1989	3	20	384	
8	1242	WD DECK A	0 100	0	0	85.00	SF	10.00	10.00	100	1989	1989	3	20	170	
9	1242	WD DECK A	0 100	0	0	85.00	SF	10.00	10.00	100	1989	1989	3	20	170	
10	1242	WD DECK A	0 100	8	3	24.00	SF	10.00	10.00	100	1989	1989	3	20	48	
TOTALS														18,243		

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	DPHT 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-1	180.00	160.00	180.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	810,000							

