

BUILDING CHARACTERISTICS	
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	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,858	116.7180	110.88	206,015	1985	1990	0	0	16.50	83.50	

1 SINGLE FAM - 100% - 0 Heated Area: 1524 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		172,023		
TOTAL MARKET OB/XF VALUE		9,788		
TOTAL LAND VALUE - MARKET		405,000		
TOTAL MARKET VALUE		586,811		
SOH/AGL Deduction		409,192		
ASSESSED VALUE		177,619		
TOTAL EXEMPTION VALUE		HX HB WR 55,000		
BASE TAXABLE VALUE		122,619		
TOTAL JUST VALUE		586,811		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		534,582		

QUALITY	CD	QUALITY LEVEL
03	03	Quality Level 03

DOR CODE	CD	SINGLE FAMILY
0100	01	SINGLE FAMILY

MAP NUM	MKT AREA	CD
		01

NEIGHBORHOOD/LOC	CD	1044.00
		1044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	908	84,067
FGR	440	55	242	22,406
FOP	24	30	7	648
FST	154	55	85	7,870
FUS	616	100	616	57,032
TOTALS	2,142		1,858	172,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130626	ROOF	6,720	03/27/2013
20110434	H/AC	1,500	03/28/2011
20110318	OTHER	800	03/07/2011
20071935	REMODEL	19,500	10/12/2007
20071882	REPAIR/RRF	1,800	10/09/2007
6493B	ADDITION	740	04/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/82	10/11/2023	QC	U	I	11	100

GRANTOR: MUHICH MICHAEL F & SA
GRANTEE: MUHICH MICHAEL

2648/344 6/16/2023 FJ U I 11 0
GRANTOR: MUHICH SANDI EST
GRANTEE: MUHICH MICHAEL

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	0812	CONCRETE C	0	100	0	1,959.00	SF	4.00	4.00	100	1985	1985	3	47	3,683	
2	0830	FLAGSTONE	0	100	0	487.00	SF	12.00	12.00	100	1991	1991	3	62	3,623	
3	1129	STONE 8"	0	100	33	66.00	SF	7.88	7.88	100	1991	1991	3	87	452	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

LAND DESCRIPTION																								
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	90.00	160.00	90.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	405,000							

TOTAL OB/XF													9,788											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 08/06/2024 BY SYS																								