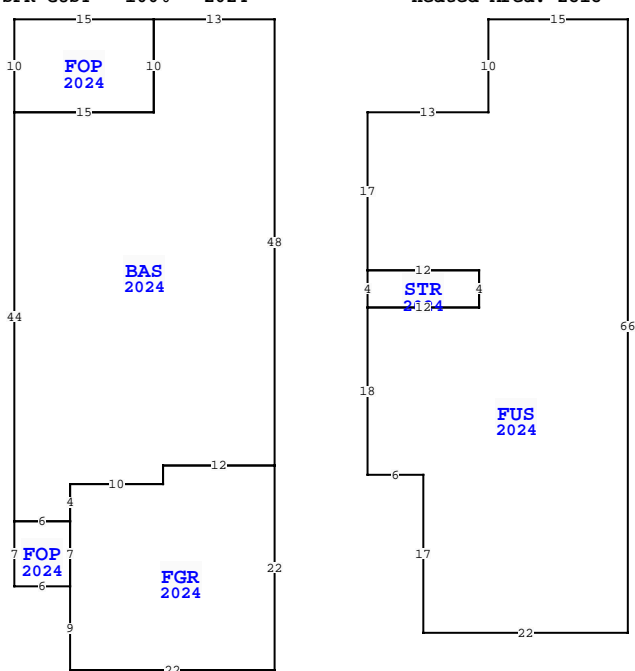


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,250	100	1,250
FGR	464	55	255
FOP	42	30	13
FOP	150	30	45
FUS	1,568	100	1,568
STR	48	10	5
TOTALS	3,522		3,136

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%	- 2024								
Heated Area: 2818					HX Base Yr 2024							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			532,305
TOTAL MARKET OB/XF VALUE			17,750
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			715,055
SOH/AGL Deduction			174,402
ASSESSED VALUE			540,653
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			490,653
TOTAL JUST VALUE			715,055
NCON VALUE			550,055
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012623	CO		07/01/2023
22012623	NEW CONSTR	444,825	08/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1007	5/10/2024	WD	U	I	11	100

GRANTOR: MURPHY JOSEPH & MARLE						
GRANTEE: MURPHY MARLENE J RE						
2661/1809	7/20/2023	SW	U	V	11	100
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: MURPHY JOSEPH & MAR						

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2024;ORIG=70,10] W13 S10 W15 S44 E6 N4 E10 N2 E12 N48 \$ FOP=[YR=2024;ORIG=42,10] E15 S10 W15 N10 \$ FGR=[YR=2024;ORIG=48,60] E10 N2 E12 S22 W22 N9 N7 N4 \$ FOP=[YR=2024;ORIG=42,64] E6 S7 W6 N7 \$ FUS=[YR=2024;ORIG=80,20] E13 N10 E15 S66 W22 N17 W6 N18 E12 N4 W12 N17 \$ STR=[YR=2024;ORIG=80,41] E12 N4 W12 S4 \$	

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	513.00	UT	10.00	10.00	100	2024	2023		100	5,130	
2	0855	CONC PAVER	0	100	22	242.00	SF	10.00	10.00	100	2024	2023		100	2,420	
3	0409	ELEVATOR R	1	100	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							