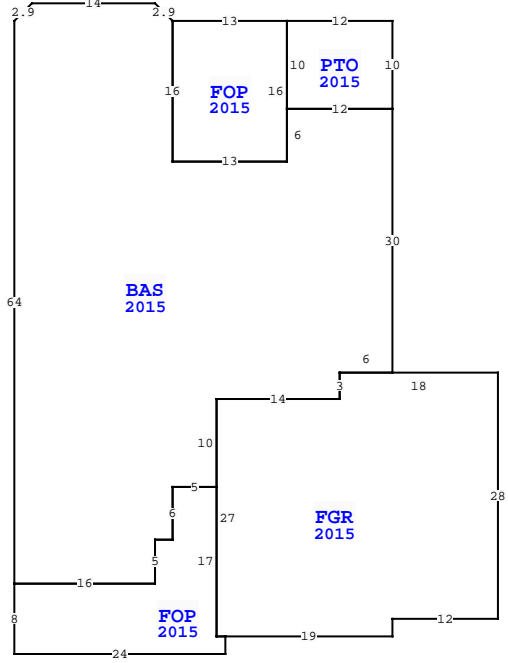


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,953	100	1,953
FGR	894	55	492
FOP	208	30	62
FOP	251	30	75
PTO	120	5	6
TOTALS	3,426		2,588

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		290,192	2015	2015	0	0	3.50	96.50
Heated Area: 1953											
HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			280,035
TOTAL MARKET OB/XF VALUE			5,928
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			340,963
SOH/AGL Deduction			0
ASSESSED VALUE			340,963
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			290,963
TOTAL JUST VALUE			340,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429675	CO ISSUED	0	05/15/2015
B1429675	NEW CONSTR	262,936	12/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1472	7/10/2024	QC	U	I	11	100

GRANTOR: MURFFYN JOSEPH DANIEL  
GRANTEE: MURFFYN JOSEPH M  
2665/37 9/05/2023 WD Q I 02 380,000  
GRANTOR: LANNING GREGORY R & T  
GRANTEE: MURFFYN JOSEPH DANI

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2015] W12 FOP=[YR=2015] W13 BAS=[YR=2015] U2 L2 W14 D2 L2 S64 FOP=[YR=2015] S8 E24 N2 FGR=[YR=2015] E19 N2 E12 N28 W18 S3 W14 S27 E1\$ W1 N17 W5 S6 W2 S5 W16\$ E16 N5 E2 N6 E5 N10 E14 N3 E6 N30 W12 S6 W13 N16\$ S16 E13 N16\$ S10 E12 N10\$.	

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	0811	CONCRETE B	0	100	0	0			5.20	100	2015	2015	3	95	5,928	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							