



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 50
Interior Floor	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	SUBAREA MARKET VALUE
BAS	2,290	100	2,290	235,031
FEP	200	80	160	16,422
FGR	399	55	219	22,476
FOP	58	30	17	1,744
FUS	470	100	470	48,238
STR	45	10	4	411

TOTALS	3,462		3,160	324,323
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	548.00	SF	6.50	
2	0476	VF 6 SBPL	0	0	0	90.00	LF	32.00	
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	
4	0810	CONCRETE A	0	0	0	173.00	SF	6.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,160	112.5390	106.91	337,836	2013	2015	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 2760									
HX Base Yr									

TOTAL OB/XF									
7,228									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
324,323									
TOTAL MARKET OB/XF VALUE									
7,228									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
386,551									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
386,551									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
386,551									
TOTAL JUST VALUE									
386,551									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
372,054									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327816	C0 ISSUED	0	01/27/2014
M1318971	H/AC	0	11/01/2013
B1327816	NEW CONSTR	327,525	10/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/0955	10/07/2022	WD	Q	I	02	510,000	
GRANTOR:MURPHY PATRICK J & JE							
GRANTEE:RIGHTER RUTH ANN &							
2463/0223	5/20/2021	WD	Q	I	02	390,000	
GRANTOR:HAY JAMES P & GWEN M							
GRANTEE:MURPHY PATRICK J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013;ORIG=0,0] W18 W1 S8 W15 N16 W14 S47 E19 S9 E7 S7 E11 S1 E11 N56 \$									
FUS=[YR=2013;ORIG=20,0] E19 S26 W12 N8 W3 S8 W4 N26 \$									
FGR=[YR=2013;ORIG=-48,39] S21 E19 N4 N17 W19 \$									
FEP=[YR=2023;ORIG=-18,0] N5 W16 S13 E15 N8 E1 \$									
FOP=[YR=2013;ORIG=-29,56] E9 N1 W2 N7 W7 S8 \$									
STR=[YR=2013;ORIG=27,26] S3 W7 N3 E4 N8 E3 S8 \$									
PTR=[ORIG=0,0] E20 W20 \$									