



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	252,707
FGR	460	55	253	30,416
FOP	51	30	15	1,803
FOP	176	30	53	6,372
TOTALS	2,789		2,423	291,298

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	
4	0910	SCRN RM L	0	100	0	0	800.00	SF	15.00	15.00	
5	0845	KOOL DECK	0	100	0	0	456.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

1 SNGL FAM - 100% - 2007

Heated Area: 2102

HX Base Yr 2007

BLD DATE 03/29/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF											
25,335											

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25,335											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
291,298											
TOTAL MARKET OB/XF VALUE											
25,335											
TOTAL LAND VALUE - MARKET											
85,000											
TOTAL MARKET VALUE											
401,633											
SOH/AGL Deduction											
173,234											
ASSESSED VALUE											
228,399											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
178,399											
TOTAL JUST VALUE											
401,633											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
390,333											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18594	ADDITION	4,800	10/31/2006
B18285	SWIM POOL	22,752	08/01/2006
E16927	ELEC OTHER	2,000	03/01/2006
M11150	MECH OTHER	0	03/01/2006
C16895	CO ISSUED	240,000	01/01/2006
R08772	REPAIR/RRF	5,000	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2446/0293	3/09/2021	QC	U	I	11	100	
GRANTOR: KELLIHER JOHN J & REG							
GRANTEE: KELLIHER JOHN J & R							
1425/0603	7/03/2006	WD	Q	I		302,300	
GRANTOR: MORRISON HOMES INC							
GRANTEE: KELLIHER JOHN J & R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FOP=[YR=2006] W22 S8 E22 N8\$ S8 W22 S59 E11											
FOP=[YR=2006] S1 E9 FGR=[YR=2006] S4 E20 N23 W20 S19\$ N7 W7											
S6 W2\$ E2 N6 E7 N12 E20 N49\$.											