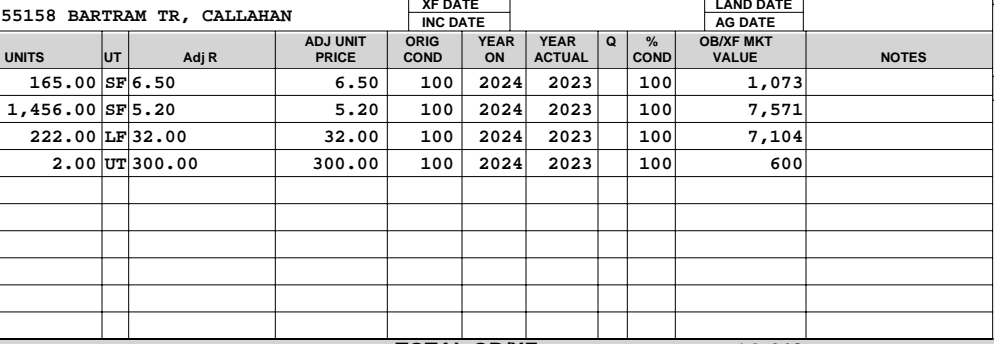


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5012.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	233,886
FGR	553	55	304	41,338
FOP	126	30	38	5,167
FOP	252	30	76	10,334
TOTALS	2,651		2,138	290,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,138	108.7800	135.98	290,725	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1720	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	290,725	
TOTAL MARKET OB/XF VALUE	16,348	
TOTAL LAND VALUE - MARKET	50,000	
TOTAL MARKET VALUE	357,073	
SOH/AGL Deduction	0	
ASSESSED VALUE	357,073	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	307,073	
TOTAL JUST VALUE	357,073	
INCOME VALUE	307,073	
PREVIOUS YEAR MKT VALUE	50,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009625	CO ISSUED	0	03/03/2023
22009625	NEW CONSTR	298,693	06/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0437	9/01/2021	WD Q	Q	V	01	55,000
GRANTOR: MURDOCK CHRISTOPHER M						
GRANTEE: FIELD TIMOTHY J JR						
2183/1669	3/02/2018	WD Q	Q	V	01	35,000
GRANTOR: MILLER DANIEL CLAY &						
GRANTEE: MURDOCK CHRISTOPHER						

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

BUILDING NOTES	
BAS=[YR=2023;ORIG=80,5] E23 S25 W23 S18 W21 S6 S1 W13 N38 E13 E21 N12 \$	
FOP=[YR=2023;ORIG=80,5] W21 S12 E21 N12 \$	
FOP=[YR=2023;ORIG=59,48] E21 S6 W21 N6 \$	
FGR=[YR=2023;ORIG=103,30] S23 W11 S2 W12 N1 N6 N18 E23 \$	

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	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	2024	2023		100	1,073	
2	0811	CONCRETE B	0 100	0	0	1,456.00	SF	5.20	5.20	100	2024	2023		100	7,571	
3	0476	VF 6 SBPL	0 100	0	0	222.00	LF	32.00	32.00	100	2024	2023		100	7,104	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

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	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							