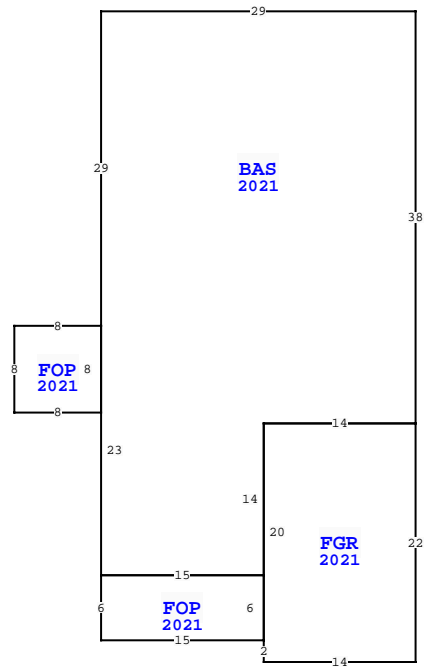




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,312	100	1,312
FGR	308	55	169
FOP	64	30	19
FOP	90	30	27
TOTALS	1,774		1,527

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,527	116.2800	145.35	221,949	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 1312 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		220,839
TOTAL MARKET OB/XF VALUE		4,396
TOTAL LAND VALUE - MARKET		48,300
TOTAL MARKET VALUE		273,535
SOH/AGL Deduction		16,252
ASSESSED VALUE		257,283
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		202,283
TOTAL JUST VALUE		273,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4193	NEW CONSTR	0	10/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0170	8/20/2021	WD Q	Q	I	01	245,000
GRANTOR: MURPHY RONALD J & SHA						
GRANTEE: BROWN BOBBY K & BAR						
1943/1510	10/23/2014	SW U	I	I	38	18,000
GRANTOR: RREF SNV II-FL LLC						
GRANTEE: MURPHY RONALD JASON						

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	2021	2021	3	99	4,396	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/02/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W29 S29 FOP=[YR=2021] W8 S8 E8 N8\$ S23	
FOP=[YR=2021] S6 E15 FGR=[YR=2021] S2 E14 N22 W14 S20\$ N6	
W15\$ E15 N14 E14 N38\$.	

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	000000	C	VAC RES	100		RL	69.00	171.00	69.00	FF		1.00	1.00	1.00	700.00	700.00	48,300									