

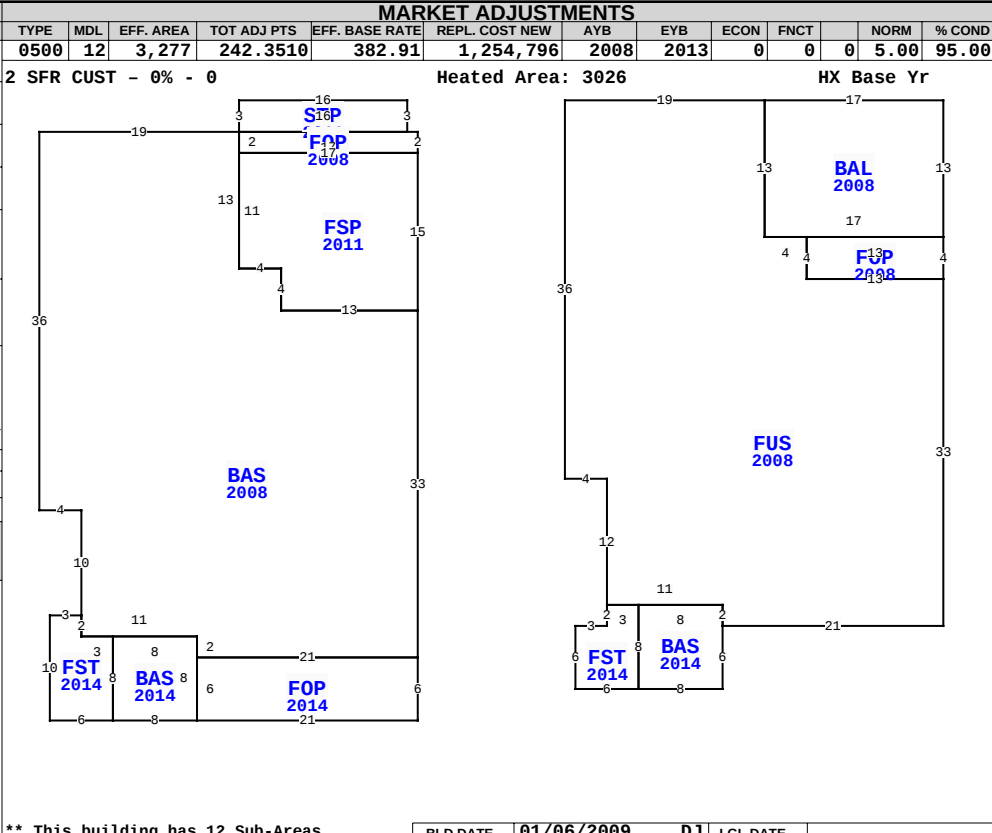


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	221	15	2008	33	12,004
BAS	1,449	100	2008	1,449	527,095
BAS	64	100	2014	64	23,281
BAS	64	100	2014	64	23,281
FOP	34	30	2008	10	3,638
FOP	52	30	2008	16	5,821
FOP	126	30	2014	38	13,823
FSP	239	40	2011	96	34,921
FST	42	55	2014	23	8,367
FST	54	55	2014	30	10,913
TOTALS	3,842			3,277	1,192,056

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,568.00	SF	10.00
2	0810	CONCRETE A	0	0	23	1	23.00	SF	6.50
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
4	0416	DUNEWALKS	0	0	0	0	1,069.00	SF	30.00



** This building has 12 Sub-Areas	BLD DATE	01/06/2009	DJ	LGL DATE	
	XF DATE			LAND DATE	05/07/2025
	INC DATE			AG DATE	MLU

TOTAL OB/XF															55,038
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
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				1,192,056	
TOTAL MARKET OB/XF VALUE				55,038	
TOTAL LAND VALUE - MARKET				950,000	
TOTAL MARKET VALUE				2,197,094	
SOH/AGL Deduction				395,151	
ASSESSED VALUE				1,801,943	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,801,943	
TOTAL JUST VALUE				2,197,094	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,638,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222671	DUNE WALK	80,000	12/08/2022
20110138	XFOB	18,000	02/02/2011
20100087	XFOB	1,500	01/20/2010
20080770	GAS	600	05/07/2008
20080711	H/AC	8,250	04/29/2008
20080258	ELEC OTHER	1,400	02/21/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2759/3	12/05/2024	WD	U	I	11		100
GRANTOR: BLACKLEY BRAE RIGGINS							
GRANTEE: BLACKLEY BRAE RIGGI							
2458/0902	4/30/2021	WD	Q	I	01		2,150,000
GRANTOR: HARGROVE JANICE C ET							
GRANTEE: BLACKLEY BRAE RIGGI							

BUILDING NOTES									
BUILDING DIMENSIONS									
STP=[YR=2011] W16 S3 BAS=[YR=2008] W19 S36E4 S10									
FST=[YR=2014] W3 S10 E6 BAS=[YR=2014] E8 FOP=[YR=2014] E21 N6									
W21 S6\$ N8 W8 S8\$ N8 W3 N2\$ S2 E11 S2 E21 N33 FSP=[YR=2011]									
N15 FOP=[YR=2008] N2 W17 S2 E17\$ W17 S11E4 S4 E13\$ W13 N4 W4									
N13 \$ E16 N3\$ PTR= E15 FUS=[YR=2008] E19 BAL=[YR=2008] E17									
S13 FOP=[YR=2008] S4 W13 N4 E13\$ W17N13\$S13 E4 S4 E13 S33 W21									
BAS=[YR=2014] S6 W8 FST=[YR=2014] W6N6 E3 N2 E3 S8\$ N8 E8									
S2\$ N2 W11 N12 W4 N36\$W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										55,038									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000												