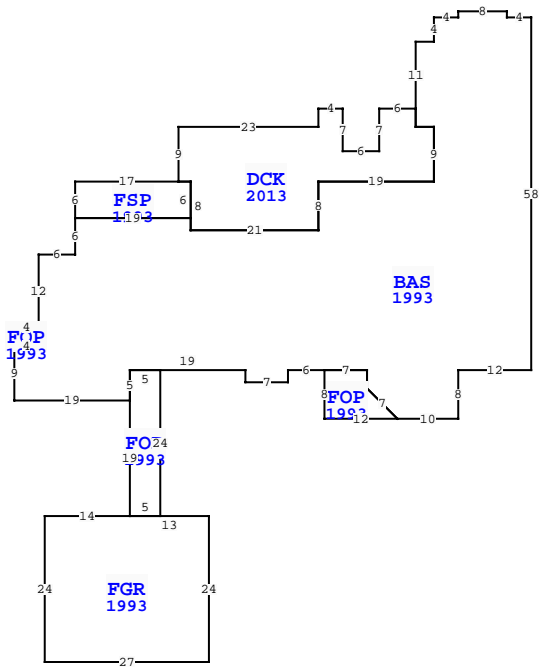


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,872	100	1993
DCK	552	10	2013
FGR	648	55	1993
FOP	12	30	1993
FOP	69	30	1993
FOP	120	30	1993
FSP	114	40	1993
TOTALS	4,387		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2016								
Heated Area: 2872						HX Base Yr 2016					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			425,269
TOTAL MARKET OB/XF VALUE			18,545
TOTAL LAND VALUE - MARKET			747,500
TOTAL MARKET VALUE			1,191,314
SOH/AGL Deduction			647,852
ASSESSED VALUE			543,462
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			492,740
TOTAL JUST VALUE			1,191,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,171,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040963	REPAIR/RRF	3,000	05/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2756/909	12/13/2024	SW	U	I	11	100

GRANTOR: MURPHY TODD L & CALLI  
GRANTEE: MURPHY TODD L & CAL  
1977/1571 4/21/2015 WD U I 11 100  
GRANTOR: JOYNER DONALD J & MAR  
GRANTEE: MURPHY TODD L

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b> BAS=[YR=1993] W4 N1 W8 S1 W4 S4 W3 S11 DCK=[YR=2013] W6 S7 W6 N7 W4 S3 W23 S9 FSP=[YR=1993] W17 S6 E19 N6 W2\$ E2 S8 E21 N8 E19 N9 W3 N3\$ S3 E3 S9 W19 S8 W21 N2 W19 S6 W6 S12 POP=[YR=1993] W4 S3 E4 N3\$ S3 W4 S9 E19 FOP=[YR=1993] S19 FGR=[YR=1993] W14 S24 E27 N24 W13\$ E5 N24 W5 S5\$ N5 E19 S2 E7 N2 E6 FOP=[YR=1993] S8 E12 U5 L5 N3 W7\$ E7 S3 D5 R5 E10 N8 E12 N58\$.</p>	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0801	ASPHALT A	0	100	0	1,190.00	SF	3.00	3.00	100	1983	1983	3	50	1,785	
3	0300	BOAT DCK W	0	100	14	168.00	SF	40.00	40.00	100	1983	1983	3	20	1,344	
4	0300	BOAT DCK W	0	100	88	352.00	SF	40.00	40.00	100	1983	1983	3	20	2,816	
5	0303	FLT DOCK W	0	100	14	168.00	SF	26.00	26.00	100	1990	1990	3	20	874	
6	0311	WD GANG WY	0	100	0	19.00	SF	45.00	45.00	100	1990	1990	3	20	171	
7	0303	FLT DOCK W	0	100	30	240.00	SF	26.00	26.00	100	1990	1990	3	20	1,248	
8	0920	CWALL-WD/M	0	100	0	82.00	LF	390.00	390.00	100	1990	1990	3	20	6,396	
9	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
10	0881	FOUNTAIN	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	0	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		R-1	115.00	192.00	115.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	747,500							

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 425,269 TOTAL MARKET OB/XF VALUE 18,545 TOTAL LAND VALUE - MARKET 747,500 TOTAL MARKET VALUE 1,191,314 SOH/AGL Deduction 647,852 ASSESSED VALUE 543,462 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 492,740 TOTAL JUST VALUE 1,191,314 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,171,207										
DOR CODE 0100 SINGLE FAMILY																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 1007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																BLD DATE LGL DATE XF DATE LAND DATE 03/18/2024 MLU INC DATE AG DATE											
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											
11	1242	WD DECK A	0 100	0	0	724.00	SF	10.00	10.00	100	1983	1983	3	20	1,448												
12	1242	WD DECK A	0 100	17	4	68.00	SF	10.00	10.00	100	2000	2000	3	20	136												
13	1242	WD DECK A	0 100	12	3	36.00	SF	10.00	10.00	100	2000	2000	3	20	72												
14	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64												
15	1242	WD DECK A	0 100	0	0	94.00	SF	10.00	10.00	100	2000	2000	3	20	188												
TOTAL OB/XF 1,908																											
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			
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 747,500 Market: 0 Agricultural: 0 Common: 747,500 PRINTED 07/30/2025 BY SYS																											