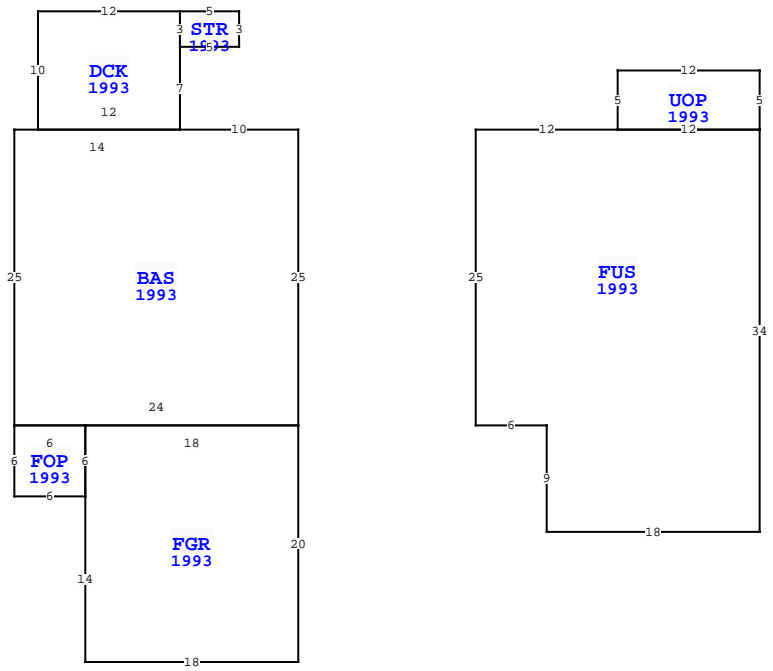




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 50				
Exterior Wall	15 CONC BLOCK 50				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 100				
Units	0 100				
BUD8 Adjustme	02 DIST FB 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1069.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	89,329
DCK	120	10	1993	12	1,787
FGR	360	55	1993	198	29,479
FOP	36	30	1993	11	1,637
FUS	762	100	1993	762	113,448
STR	15	10	1993	2	297
UOP	60	20	1993	12	1,787
TOTALS	1,953			1,597	237,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0	184.67	294,918	1982	1982	0	0	19.38	80.62
Heated Area: 1362 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			237,763
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			537,763
SOH/AGL Deduction			145,572
ASSESSED VALUE			392,191
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			392,191
TOTAL JUST VALUE			537,763
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2487/1149	7/20/2021	WD Q	Q	I	01	431,000
GRANTOR: MURALLO CRAIG J & NAN						
GRANTEE: WORKMAN JOHN S & LI						
1384/0025	1/24/2006	WD Q	Q	I		265,000
GRANTOR: ROWLEY JOSEPH E TRUST						
GRANTEE: MURALLO CRAIG J & N						

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

BLD DATE		09/25/2012	KK	LGL DATE	05/07/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W10 DCK=[YR=1993] N7 STR=[YR=1993] E5 N3 W5 S3\$ N3 W12 S10 E12\$ W14 S25 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6 \$ N6 W6\$ E24 N25\$ PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N5 E12 S5 W12\$ E12 S34 W18 N9 W6 N25\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															0							
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	000100	C	RES	0	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							