



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	149,507
FCP	552	25	1993	138	12,080
FEP	266	80	1999	213	18,645
FOP	75	30	1999	22	1,926
FSP	344	40	1993	138	12,080
UST	40	45	1993	18	1,576

TOTALS	2,985			2,237	195,813
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	24	23	552.00	SF	20.00
2	0681	POLE SHED	0	100	14	10	196.00	SF	15.00
3	0350	CARPORT WD	0	100	15	11	165.00	SF	13.00
4	0681	POLE SHED	0	100	23	9	207.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0002	OR	0.00	0.00	3.21

1 SINGLE FAM - 100% - 2018

Heated Area: 1708

HX Base Yr 2018

BLD DATE 12/18/2012

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025 MLU

TOTAL OB/XF 3,846														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0200	BARN WD 0-	0	100	24	23	552.00	SF	20.00	20.00	100	1990	1990	3
2	0681	POLE SHED	0	100	14	10	196.00	SF	15.00	15.00	100	1980	1980	3
3	0350	CARPORT WD	0	100	15	11	165.00	SF	13.00	13.00	100	1980	1980	3
4	0681	POLE SHED	0	100	23	9	207.00	SF	15.00	15.00	100	1980	1980	3

TOTAL OB/XF 3,846														
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
1	000100	C	RES	100	0002	OR	0.00	0.00	3.21	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		195,813	
TOTAL MARKET OB/XF VALUE		3,846	
TOTAL LAND VALUE - MARKET		272,850	
TOTAL MARKET VALUE		472,509	
SOH/AGL Deduction		328,030	
ASSESSED VALUE		144,479	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		88,757	
TOTAL JUST VALUE		472,509	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	1/09/2017	CN	Q	I	01	119,000	
GRANTOR: MURRAY JACOB W & TERI							
GRANTEE: DAY MEG							
1797/1378	6/11/2012	WD	U	I	40	120,000	
GRANTOR: SHUMAN LONNIE CLINTON							
GRANTEE: MURRAY JACOB W & TE							

BUILDING NOTES									

BUILDING DIMENSIONS									
UST=[YR=1993] W4 FOP=[YR=1999] N5 W15 S5 FEP=[YR=1999] W16 S6 BAS=[YR=1993] W50 S28 E17 FSP=[YR=1993] S8 E43 N8 W43 \$ E44 N1 FCP=[YR=1993] E24 N23 W24 S23\$ N27 W11\$ E11 S4 E20 N10 W15\$ E15\$S10 E4 N10\$.									