

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,414	111.3200	146.94	501,653	1996	2001	0	0	11.25	88.75

1 SNGL FAM - 100% - 1997 Heated Area: 2955 HX Base Yr 1997

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			445,217
TOTAL MARKET OB/XF VALUE			16,104
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			546,321
SOH/AGL Deduction			319,498
ASSESSED VALUE			226,823
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			171,101
TOTAL JUST VALUE			546,321
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			464,934

Quality	05	Quality Level 05			
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	2,010	100	1996	2,010	262,122
FGR	478	55	1996	263	34,297
FOP	294	30	1996	88	11,476
FUS	945	100	1996	945	123,236
UOP	540	20	1999	108	14,085
TOTALS	4,267			3,414	445,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000742	REPAIR/RRF	34,809	01/12/2022
E9905838	CHNGE SRVC	0	04/01/1999
B9905864	SWIM POOL	21,920	03/01/1999
9602942	NEW CONSTR	169,834	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0664	7/28/2021	QC	U	I	11	100

GRANTOR: RICHEY SANDRA K (L/E)
GRANTEE: RICHEY SANDRA K

1933/1255	8/23/2014	LE	U	I	11	100
GRANTOR: RICHEY GARY L & SANDR GRANTEE: RICHEY ANTHONY JOSE						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0810	CONCRETE A	0	100	0	474.00	SF	6.50	6.50	100	1996	1996	3	70	2,157	
3	0861	POOL GUNIT	0	100	0	388.00	SF	85.00	85.00	100	1999	1999	3	21	6,926	
4	0845	KOOL DECK	0	100	0	1,008.00	SF	7.25	7.25	100	1999	1999	3	75	5,481	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2025 MLU	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1996] W14 N6 W12 UOP=[YR=1999] N10 W44 S20 E10 N10 E34\$ W34 S21 FGR=[YR=1996] W11 S24 E7 S2 E7 N2 E7 N20 W10 N4\$ S4 E10 S12 E3 S6 E12 N6 FOP=[YR=1996] E5 S6 E30 N12 W5 S6 W16 N6 W14 S6\$ N6 E14 S6 E16 N6 E5 N10 E3 N12 W3N3\$ PTR=E15 FUS=[YR=1996] E15 N2 E12 S2 E16 S18 W20 S9 W13 N6 W10 N21\$ W15\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0002	RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000						