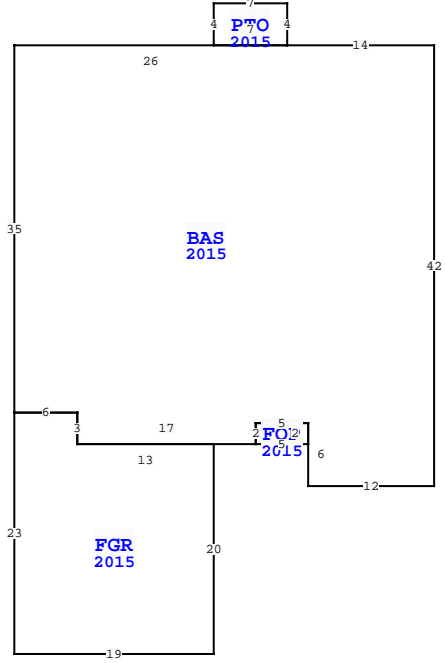


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,540	100	2015
FGR	398	55	2015
FOP	10	30	2015
PTO	28	5	2015
TOTALS	1,976		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 0% - 2024 Heated Area: 1540 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			182,619
TOTAL MARKET OB/XF VALUE			3,983
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			271,602
SOH/AGL Deduction			0
ASSESSED VALUE			271,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			271,602
TOTAL JUST VALUE			271,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530692	NEW CONSTR	191,602	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1301	7/31/2023	WD	Q	I	01	325,000
GRANTOR: MURPHY CODY & HOLLY						
GRANTEE: LIU BRIAN YONGHUA						
2539/1073	2/14/2022	WD	Q	I	02	305,000
GRANTOR: WISE SUSAN D						
GRANTEE: MURPHY CODY & HOLLY						

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	0810	CONCRETE A	0	0	0	558.00	SF	6.50	6.50	100	2015	2015	3	95	3,446	
2	0810	CONCRETE A	0	0	0	87.00	SF	6.50	6.50	100	2015	2015	3	95	537	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2015] W14 PTO=[YR=2015] N4 W7 S4 E7\$ W26 S35			
FGR=[YR=2015] S23 E19 N20 W13 N3 W6\$ E6 S3 E17 FOP=[YR=2015] E5 N2 W5 S2\$ N2 E5 S6 E12 N42\$.			

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	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								