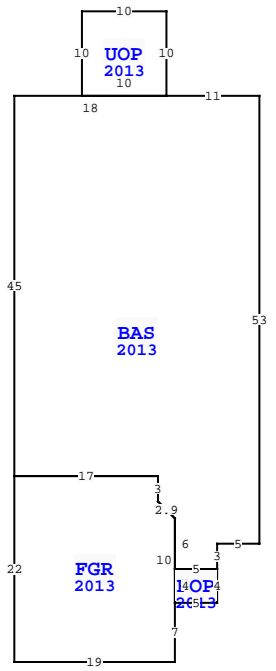




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4038.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,408
FGR	410
FOP	20
UOP	100
TOTALS	1,938

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2023									
				Heated Area: 1408			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,245
TOTAL MARKET OB/XF VALUE			3,240
TOTAL LAND VALUE - MARKET			113,750
TOTAL MARKET VALUE			321,235
SOH/AGL Deduction			32,350
ASSESSED VALUE			288,885
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,885
TOTAL JUST VALUE			321,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326807	CO ISSUED	0	07/05/2013
B1326807	NEW CONSTR	168,080	01/01/2013
E1325791	ELEC OTHER	0	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1278	6/03/2022	WD Q	Q	I	01	375,000
GRANTOR: MURPHY K C						
GRANTEE: MAYORAL DOMICILLIA						
2507/0423	10/21/2021	WD Q	Q	I	01	298,000
GRANTOR: ROOT KAREN D & JEFFRE						
GRANTEE: MURPHY K C						

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	0		536.00	SF	6.50				6.50	100	2013	2013	3	93	3,240	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/13/2025
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS
 BAS=[YR=2013] W11 UOP=[YR=2013] N10 W10 S10 E10 \$ W18 S45
 FGR=[YR=2013] S22 E19 N7 FOP=[YR=2013] E5 N4 W5 S4 \$ N10
 U2 L2 N3 W17 \$ E17 S3 D2 R2 S6 E5 N3 E5 N53 \$.

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	1.75	1.75	65,000.00	113,750.00	113,750								