



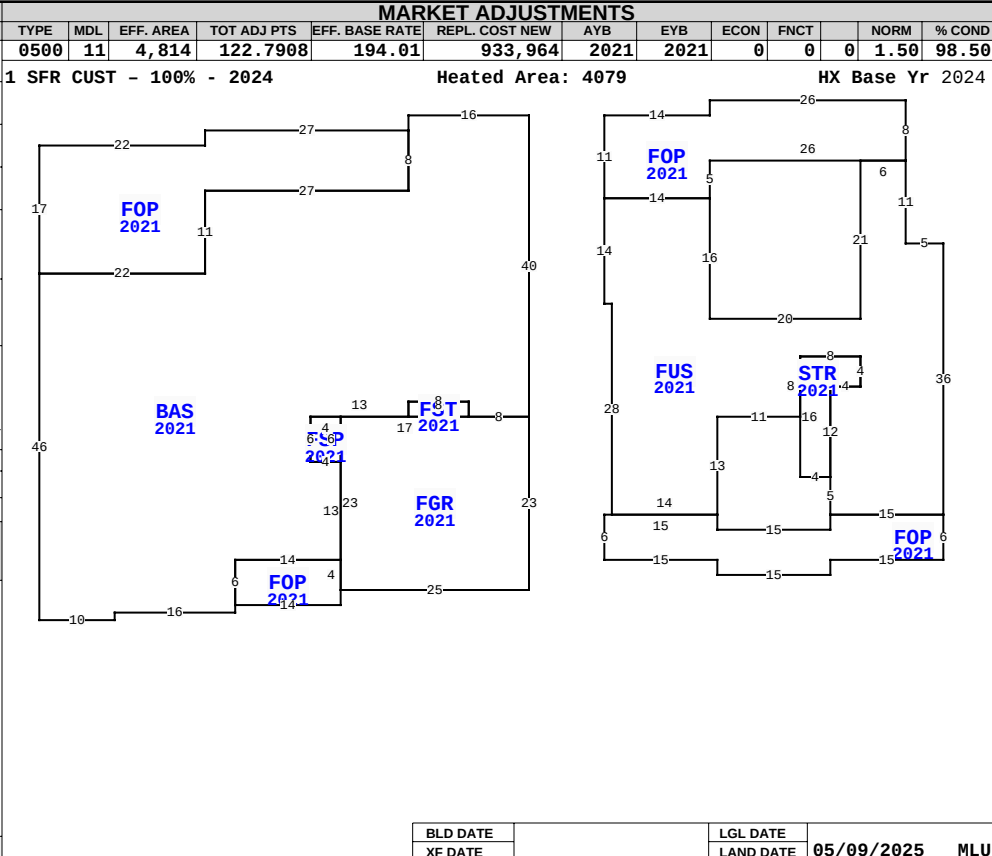
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2021	2,780	531,258
FGR	575	55	2021	316	60,387
FOP	84	30	2021	25	4,777
FOP	270	30	2021	81	15,479
FOP	362	30	2021	109	20,830
FOP	590	30	2021	177	33,825
FSP	24	40	2021	10	1,911
FST	16	55	2021	9	1,720
FUS	1,299	100	2021	1,299	248,239
STR	80	10	2021	8	1,529
TOTALS	6,080			4,814	919,955

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,814	122.7908	194.01	933,964	2021	2021	0	0	1.50	98.50
1 SFR CUST - 100% - 2024											
Heated Area: 4079											
HX Base Yr 2024											



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0855	CONC PAVER	0	100	0	0	2,077.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	0	0	1,410.00	SF	10.00	10.00	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	1,225.00	SF	10.00	10.00	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
8	0300	BOAT DCK W	0	100	0	0	295.00	SF	40.00	40.00	
9	0310	AL GANG WY	0	100	0	0	35.00	LF	115.00	115.00	
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	100		RSF	1150.00	460.00	150.00	FF	

TOTAL OB/XF											
102,527											

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102,527											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						919,955					
TOTAL MARKET OB/XF VALUE						113,327					
TOTAL LAND VALUE - MARKET						1,080,000					
TOTAL MARKET VALUE						2,113,282					
SOH/AGL Deduction						92,458					
ASSESSED VALUE						2,020,824					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						1,970,102					
TOTAL JUST VALUE						2,113,282					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						2,005,483					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908546	CO ISSUED	0	06/02/2021
B2011199	SWIM POOL	80,000	11/16/2020
B1908546	NEW CONSTR	553,193	03/01/2019
E007528	NEW CONSTR	0	12/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2062/1996	8/02/2016	SW	U	V	37	240,000	
GRANTOR: CRIMSON WILDER HOLDIN							
GRANTEE: MURDOCK CHRISTOPHER							
1916/1420	2/28/2014	WD	U	V	12	550,000	
GRANTOR: W H GROSS COMPANY							
GRANTEE: CRIMSON WILDER HOLD							
BUILDING NOTES							

BUILDING NOTES											
BAS=[YR=2021] W16 S2 FOP=[YR=2021] W27 S2 W22 S17 E22 N11 E27 N8\$ S8 W27 S11 W22 S46 E10 N1 E16 N1 FOP=[YR=2021] E14 N2 FGR=[YR=2021] E25 N23 W8 FST=[YR=2021] N2 W8 S2 E8\$ W17 FSP=[YR=2021] W4 S6 E4 N6\$ S23\$ N4 W14 S6\$ N6 E14 N13 W4 N6 E13 N2 E8 S2 E8 N40\$ PTR=E10 FOP=[YR=2021] E14 N2 E26 S8 FUS=[YR=2021] S11 E5 S36 FOP=[YR=2021] S6 W15 S2 W15 N2 W15 N6 E15 S2 E15 N2 E15\$ W15 N5 STR=[YR=2021] W4 N16 E8 S4 W4 S12\$ N12 E4 N4 W8 S8 W11 S13 W14 N28 W1 N14 E14 S16 E20 N21 E6\$ W26 S5 W14 N11\$ W10\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
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