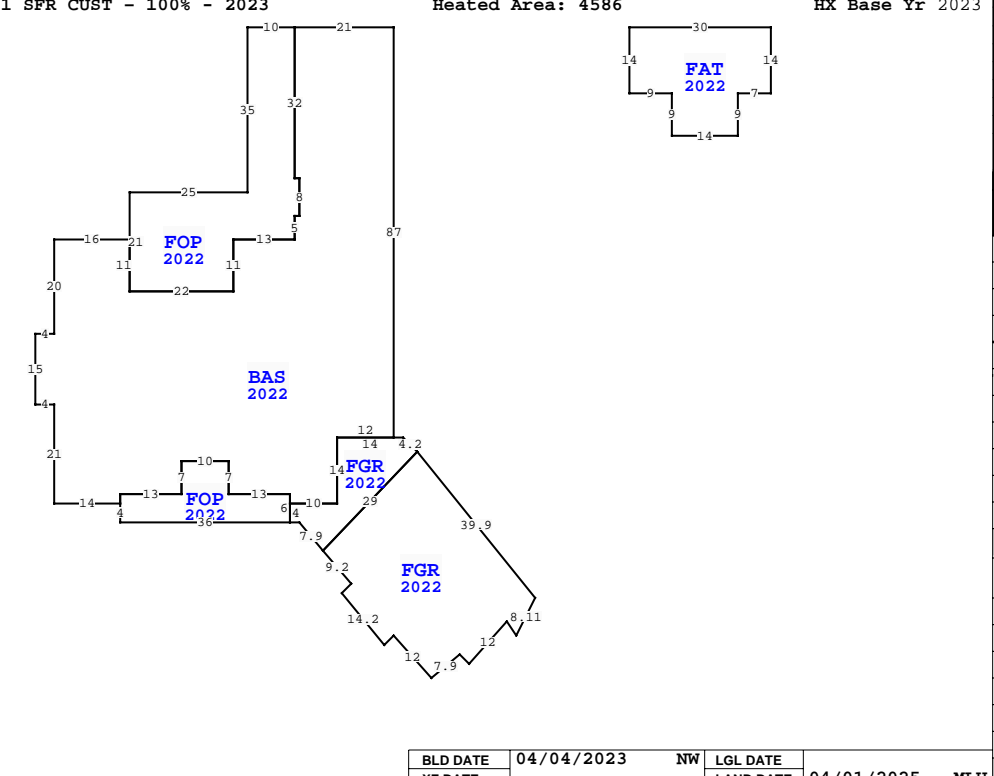


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4028.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,477	100	2022
FAT	546	20	2022
FGR	267	55	2022
FGR	1,139	55	2022
FOP	286	30	2022
FOP	950	30	2022
TOTALS	7,665		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	2023		Heated Area: 4586					HX	Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			1,167,352
TOTAL MARKET OB/XF VALUE			141,837
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			1,479,189
SOH/AGL Deduction			420,923
ASSESSED VALUE			1,058,266
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,007,544
TOTAL JUST VALUE			1,479,189
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,374,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007560	ADDITION	12,360	05/13/2022
22004520	SWIM POOL	45,000	03/23/2022
B2110215	NEW CONSTR	733,115	08/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2787/1356	5/07/2025	WD Q	Q	I	01	1,760,000

GRANTOR: MURPHY JASON & RAEANN
GRANTEE: BRADFORD BRIAN ALLE

2255/1382	2/15/2019	WD Q	Q	V	01	65,000
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GRANTOR: CANTAFI DANIEL & KARE
GRANTEE: MURPHY JASON

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	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	4,340.00	SF	10.00	10.00	100	2022	2022	3	99	42,966	
3	0855	CONC PAVER	0	100	0	542.00	SF	10.00	10.00	100	2022	2022	3	99	5,366	
4	0861	POOL GUNIT	0	100	0	624.00	SF	85.00	85.00	100	2022	2022	3	95	50,388	
5	0911	SCRN RM A	0	100	0	1,630.00	SF	17.50	17.50	100	2022	2022	3	93	26,528	
6	0855	CONC PAVER	0	100	0	1,006.00	SF	10.00	10.00	100	2022	2022	3	99	9,959	
7	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

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	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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							