

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	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	
0500	11	5,812	133.1748	210.42	1,222,961	2020	2020	0	0	0	1.50	98.50

1 SFR CUST - 0% - 0 Heated Area: 5004 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	1,204,617		
TOTAL MARKET OB/XF VALUE	140,176		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	1,514,793		
SOH/AGL Deduction	186,480		
ASSESSED VALUE	1,328,313		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,328,313		
TOTAL JUST VALUE	1,514,793		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,408,100		

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,614	100	2020	3,614	749,051
FGR	946	55	2020	520	107,777
FOP	24	30	2020	7	1,451
FOP	154	30	2020	46	9,534
FOP	566	30	2020	170	35,234
FST	112	55	2020	62	12,850
FUS	1,006	100	2020	1,006	208,508
SFB	480	80	2020	384	79,589
STR	32	10	2020	3	622
TOTALS	6,934			5,812	2,044,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904272	CO ISSUED	0	01/10/2020
B1909006	SCRN ENCLSR	20,300	11/01/2019
B1906996	SWIM POOL	25,000	10/01/2019
B1904272	NEW CONSTR	614,662	04/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0385	6/18/2021	WD	Q	I	01	1,200,000

GRANTOR: MURPHY JASON E & RAEA
GRANTEE: CIPPARONE SHERRI A
2257/0034 2/25/2019 WD Q V 01 76,000
GRANTOR: HOWARD GLEN D & DEBOR
GRANTEE: MURPHY JASON E & RA

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	0	30	4	120.00	SF	10.00	10.00	100	2020	2020	3	98	1,176	
3	0855	CONC PAVER	0	0	0	0	4,601.00	SF	10.00	10.00	100	2020	2020	3	98	45,090	
4	0855	CONC PAVER	0	0	69	4	276.00	SF	10.00	10.00	100	2020	2020	3	98	2,705	
5	0861	POOL GUNIT	0	0	0	0	594.00	SF	85.00	85.00	100	2020	2020	3	90	45,441	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
7	0855	CONC PAVER	0	0	0	0	1,272.00	SF	10.00	10.00	100	2020	2020	3	98	12,466	
8	0911	SCRN RM A	0	0	0	0	1,868.00	SF	17.50	17.50	100	2020	2020	3	86	28,113	

TOTAL OB/XF													140,176											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

BUILDING NOTES												
BAS=[YR=2020] W15 FOP=[YR=2020] N6 W25 N10 W13 S12 D4 R4 E9 S9 E24 N9 E1\$ W1 S9 W24 N9 W9 U4 L4 N12 W17 S54 FST=[YR=2020] S4 FOP=[YR=2020] W6 S4 FGR=[YR=2020] S36 E14 N2 E13 N23 FOP=[YR=2020] E22 N7 W22 S7\$ N11 W27\$ E6 N4\$ S4 E14 N8 W14\$ E14 S8 E7 S4 E22 S8 E14 N2 E13 N24 E4 N14 W4 N18\$ PTR= E30 FUS=[YR=2020] N9 E9 N2 E11 N4 E8 S15 E23 S6 STR=[YR=2020] S4 W8 N4 E8\$ W8 S4 W2 S1 W10 S12 W19 SFB=[YR=2020] S29 W12 N10 W8 N12 E8 N11 E9 S4 E3\$ W3 N23 W9 \$ W30\$.												

REVIEW DATE 12/30/2019 BY kw Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS																								
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