



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2016	2,638	439,042
FGR	662	55	2016	364	60,581
FOP	55	30	2016	16	2,662
FSP	266	40	2016	106	17,642
FUS	972	100	2016	972	161,770
STR	51	10	2016	5	832

TOTALS	4,644			4,101	682,530
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
5	0912	SCRN RM G	0	0	0	0	1,600.00	SF	21.00
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,101	104.8740	174.09	713,943	2016	2016	0	0	4.40	95.60
1 SFR CUST 0% - 2026 Heated Area: 3610 HX Base Yr											
BLD DATE: 04/16/2026 MLU											

TOTAL OB/XF											
71,260											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		682,530	
TOTAL MARKET OB/XF VALUE		71,260	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		1,058,790	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,058,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,058,790	
TOTAL JUST VALUE		1,058,790	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,059,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531104	CO ISSUED	0	11/02/2016
B1632188	SCRNRM	0	04/27/2016
B1631938	SWIM POOL	76,000	03/01/2016
B1531104	NEW CONSTR	444,669	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2820/891	10/02/2025	WD	Q	I	02
GRANTOR: DUPREE JOSEPH H LIVIN					
GRANTEE: OAKLEY ANDREW JOHN					
2694/1124	1/11/2024	SW	U	I	11
GRANTOR: DUPREE JOSEPH H & XEN					
GRANTEE: DUPREE XENIA LIVING					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W32 FSP=[YR=2016] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 E11 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1\$ W1 N5 W7 S5 W2\$ E2 N5 E7 N16 E14 N2 E16 N49\$ PTR=E20 FUS=[YR=2016] E12 N5 E12 S23 STR=[YR=2016] E8 S3 W17 N3 E9\$ W9 S3 E8 D5 R5 D2 L3 D2 R2 D9 L9 W18 N39\$ W20\$.									