



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
NEIGHBORHOOD/LOC	2122.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,343	100
FGR	706	55
FOP	87	30
FOP	243	30
FUS	1,461	100
STR	36	10
TOTALS	4,876	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,295	109.8636	182.37	783,279	2019	2019	0	0	2.50	97.50
1 SFR CUST		100% - 2021				Heated Area: 3804			HX Base Yr 2021		
The diagram shows a complex building footprint with several labeled areas and dimensions. The areas are: BAS 2019 (main large area), FOP 2019 (top left), FGR 2019 (bottom left), FUS 2019 (right side), and STI 2019 (small area at top right). Dimensions are provided for each segment of the footprint.											
BLD DATE						LGL DATE					
						04/16/2026					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		763,697	
TOTAL MARKET OB/XF VALUE		51,960	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		1,120,657	
SOH/AGL Deduction		392,759	
ASSESSED VALUE		727,898	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		676,487	
TOTAL JUST VALUE		1,120,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,087,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016287	SWIM POOL	45,000	11/22/2021
B1810405	CO ISSUED	0	10/15/2018
B1810405	NEW CONSTR	500,203	10/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/1913	12/14/2021	WD	U	I	11	100
GRANTOR: CATHEY RUSSELL & DEBR						
GRANTEE: CATHEY FAMILY TRUST						
2359/1858	5/07/2020	WD	Q	I	01	735,000
GRANTOR: SHASTEEN MALLORY E &						
GRANTEE: CATHEY RUSSELL & DE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2022

BUILDING NOTES											
BLD DATE 04/16/2026 MLU											
BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W10 FOP=[YR=2019] W20 S14 E17 N11 U3 R3 \$ D3 L3 S11 W17 N14 W17 S64 E11 FOP=[YR=2019] S9 E10 N6 FGR=[YR=2019] E10S2 E19 N23 W4 N4 W10 S4 W17 S3 E2 S5 W1 S13 E1\$ W1 N3 W9\$ E9 N10 E1 N5 W2 N3 E17 N4 E10 N4 E4 N35\$ PTR=E15 FUS=[YR=2019] E32 STR=[YR=2019] N3 E4 S9 W4 N6\$ S6 E4 N9 E14 S34 W19 N2 W10 S1 W10 N6 W11 N24\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
51,960											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00