

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	
0900	01	2,359	102.8412	142.95	337,219	1971	1971	0	0	22.45	77.55	

1 SNGL FAM 0% - 0 Heated Area: 2109 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			261,513
TOTAL MARKET OB/XF VALUE			3,031
TOTAL LAND VALUE - MARKET			1,575,000
TOTAL MARKET VALUE			1,839,544
SOH/AGL Deduction			36,779
ASSESSED VALUE			1,802,765
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,802,765
TOTAL JUST VALUE			1,839,544
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,698,177

Quality					
DOR CODE 0100 SINGLE FAMILY					
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC 1051.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	1993	247	27,382
DCK	552	10	2004	55	6,097
FUS	751	100	1993	751	83,254
FUS	1,111	100	1993	1,111	123,163
STR	88	10	2004	9	998
UGR	234	45	1993	105	11,640
UGR	140	45	1994	63	6,984
UST	40	45	1993	18	1,995
TOTALS	3,163			2,359	261,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171311	REMODEL	90,000	05/02/2017
20100529	H/AC	4,000	03/31/2010
20081571	REPLACE SIDING	60	10/13/2008
20052651	NEW ROOF SYSTEM	7,000	09/15/2005
20034350	REBUILD DECK	7,000	12/23/2003
7608	REPAIR/RRF	10,800	03/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1597	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY PAULA H REV TR						
GRANTEE: MURPHY PAULA H 2020						
2441/0502	12/30/2020	SW	U	I	16	100
GRANTOR: MURPHY LEIF M REVOCAB						
GRANTEE: MURPHY LEIF M 2020						

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
2	1131	REINFR 8	0	0	13	6	78.00	SF	6.30	6.30	100	1971	1971	3	54	265	
3	1131	REINFR 8	0	0	41	8	328.00	SF	6.30	6.30	100	1971	1971	3	54	1,116	
4	1241	WD DECK G	0	0	3	17	51.00	UT	11.50	11.50	100	2007	2007	3	40	235	
5	1241	WD DECK G	0	0	0	0	410.00	UT	11.50	11.50	100	2004	2004	3	30	1,415	

TOTAL OB/XF												
3,031												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FUS=[YR=1993] N23 STR=[YR=2004] E4N22 DCK=[YR=2004] E12N12W46S12E34\$W4S22\$ N22W25S45E9N2E7S2E9\$ PTR=W35 UGR=[YR=1993] N13 UGR=[YR=1994] N10 BAS=[YR=1993] E1N13W19S13E18\$W14S10 E14\$W14UST=[YR=1993] N10W4S10E4\$W4 S13E18\$ E35\$ PTR=E25 FUS=[YR=1993] N45E17S45W5N2W7S2W5\$ W25\$.												

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0	0006	R-3	75.00	200.00	75.00	FF	1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							