



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2008	2,480	276,535
FGR	400	55	2008	220	24,531
FOP	76	30	2008	23	2,564
FOP	182	30	2008	55	6,133
PTO	132	5	2008	7	781
TOTALS	3,270			2,785	310,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
4	0910	SCRN RM L	0	100	21	84.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	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	
0100	01	2,785	115.6176	121.40	338,099	2008	2008	0	0	0	8.15	91.85	
1 SINGLE FAM 100% - 2022 Heated Area: 2480 HX Base Yr 2022													

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	03/27/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		310,544	
TOTAL MARKET OB/XF VALUE		2,140	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		367,684	
SOH/AGL Deduction		43,469	
ASSESSED VALUE		324,215	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		272,804	
TOTAL JUST VALUE		367,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21597	CO ISSUED	204,336	10/30/2008
E21123	ELEC OTHER	2,000	08/01/2008
M14050	MECH OTHER	0	08/01/2008
B21597	NEW CONSTR	204,336	07/01/2008
R11370	REPAIR/RRF	2,800	07/01/2008
P13328	OTHER	0	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2436/1405	2/12/2021	WD	Q	I	01	280,000	
GRANTOR: MURDOCK CHRISTOPHER &							
GRANTEE: WABST KEITH & EVE H							
2243/0254	11/28/2018	TD	U	I	19	220,000	
GRANTOR: ABBOTT DOREEN TRUSTEE							
GRANTEE: MURDOCK CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2008] N2 PTO=[YR=2008] N6 W22 S6 E22\$ W21 S9 E20 N7 E1\$ W1 S7 W20 N9 W15 S50 FGR=[YR=2008] S20 E20 N20 W20\$ E20 S8 E10 FOP=[YR=2008] S4 E10 N7 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E12 N53\$.									