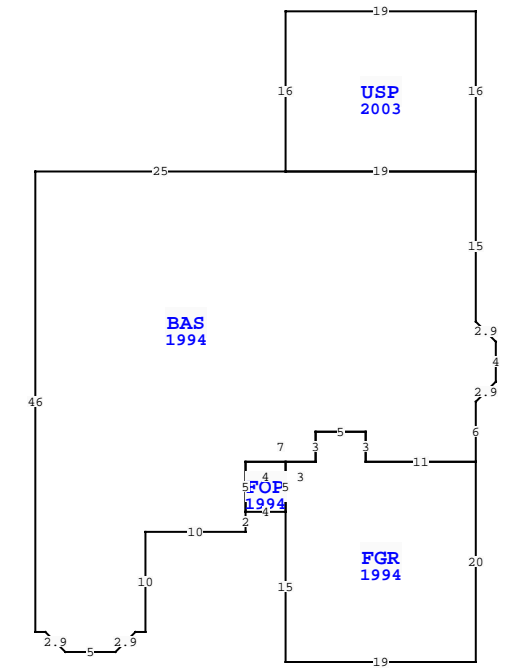


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 80			
Exterior Wall	10 ABOVE AVG 20			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 90			
Interior Floor	11 CLAY TILE 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
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 02			
NEIGHBORHOOD/LOC	2026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	141,395
FGR	395	55	217	19,872
FOP	20	30	6	549
USP	304	30	91	8,334
TOTALS	2,263		1,858	170,150

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,858	114.5277	103.36	192,043	1994	1999	0	0	0	11.40	88.60
1 SINGLE FAM - 100% - 1997 Heated Area: 1544 HX Base Yr 1997												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		170,150	
TOTAL MARKET OB/XF VALUE		16,743	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		366,893	
SOH/AGL Deduction		181,913	
ASSESSED VALUE		184,980	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		134,980	
TOTAL JUST VALUE		366,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,639	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311907	ADDITION	5,150	11/01/2003
B9704278	SWIM POOL	9,500	09/01/1997
B9401202	NEW CONSTR	113,600	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0253	11/18/1996	WD	Q	I		116,500
GRANTOR: STAMOS NICHOLAS P & N						
GRANTEE: WOICIECHOWSKI PETER						
0718/1757	11/23/1994	WD	Q	I		110,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: STAMOS NICHOLAS P &						

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	0811	CONCRETE B	0 100	47	16	752.00	SF	5.20	5.20	100	1994	1994	3	70	2,737	
2	0810	CONCRETE A	0 100	22	4	88.00	SF	6.50	6.50	100	1994	1994	3	70	400	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	1997	1997	3	21	6,997	
5	0845	KOOL DECK	0 100	0	0	400.00	SF	7.25	7.25	100	1997	1997	3	75	2,175	
6	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	1998	1998	3	20	200	
7	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	
8	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	
9	0810	CONCRETE A	0 100	0	0	122.00	SF	6.50	6.50	100	1994	1994	3	70	555	

TOTAL OB/XF												16,743												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

BUILDING NOTES											
USP=[YR=2003] W19 S16 BAS=[YR=1994] W25 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10N2 FOP=[YR=1994] E4 FGR=[YR=1994] S15 E19 N20W11 N3 W5 S3 W3 S5 \$ N5 W4S5 \$N5 E7 N3 E5 S3 E11 N6 R2 U2 N4 U2 L2 N15 W19 \$ E19 N16 \$.											

BUILDING DIMENSIONS											
USP=[YR=2003] W19 S16 BAS=[YR=1994] W25 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10N2 FOP=[YR=1994] E4 FGR=[YR=1994] S15 E19 N20W11 N3 W5 S3 W3 S5 \$ N5 W4S5 \$N5 E7 N3 E5 S3 E11 N6 R2 U2 N4 U2 L2 N15 W19 \$ E19 N16 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							