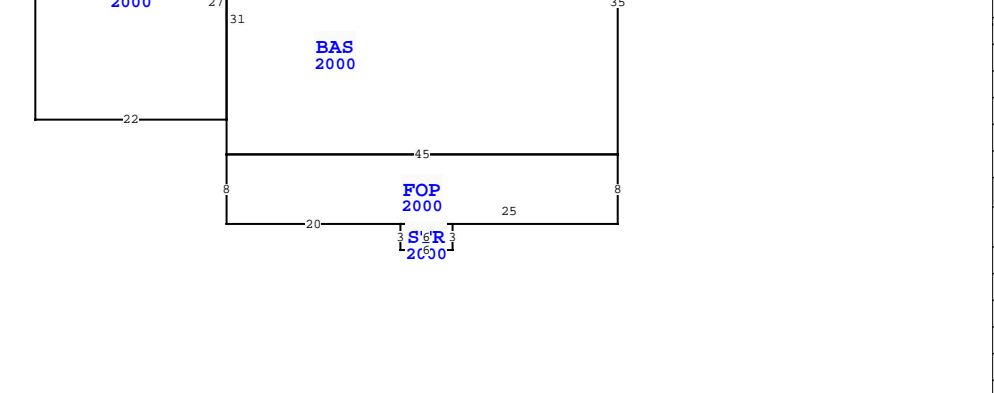


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	
0100	01	2,702	123.6480	111.59	301,516	2000	2000	0	0	0	16.50	83.50



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,911	100
FGR	658	55
FOP	360	30
FSP	189	40
SFB	304	80
STR	18	10
TOTALS	3,440	2,702

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		276,597
TOTAL MARKET OB/XF VALUE		26,671
TOTAL LAND VALUE - MARKET		139,698
TOTAL MARKET VALUE		442,966
SOH/AGL Deduction		100,177
ASSESSED VALUE		342,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,789
TOTAL JUST VALUE		442,966
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		439,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633405	30 X 26 FGR	34,812	11/16/2016
M99-3979	H/AC	0	10/06/1999
B9906059	NEW CONSTR	96,945	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0037	6/05/2015	WD Q	Q	I	01	329,000

GRANTOR: STRUSS MACDONELL B JR
GRANTEE: GRAY JAMES H & SONJ
1699/0395 9/02/2010 WD U I 11 210,000
GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: STRUSS MACDONELL BA

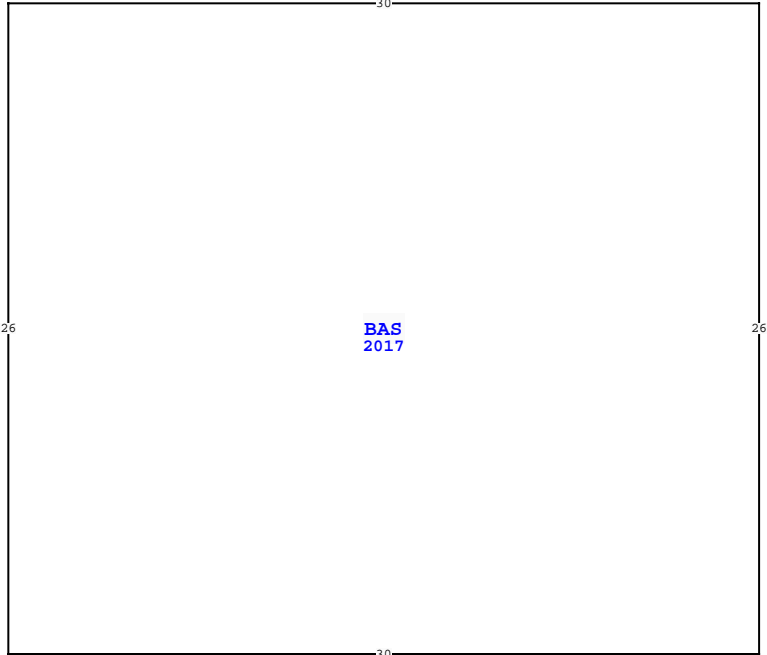
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2000] W14 FSP=[YR=2000] W22 S4 E7 D3 R3 S5 E12 N12 \$ S12 W12 N5 U3 L3 W7 N24 W25 S20 FGR=[YR=2000] W6 S31 E22 N27 W6 N4 W10 \$ E10 S4 E6 S31 FOP=[YR=2000] S8 E20 STR=[YR=2000] S3E6N3W6\$ E25 N8 W45\$E45N35 \$ PTR= E15 SFB=[YR=2000] E6 N5 E10 N3 E6 S19 W16 N6 W6 N5 \$ W15 \$.	

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	1127	BRICK 8"	0	100	24	2			48.00	SF	11.00	11.00	100	2000	2000	3	94	496	
2	0810	CONCRETE A	0	100	0	0			1,335.00	SF	6.50	6.50	100	2000	2000	3	80	6,942	
3	1243	WD DECK F	0	100	3	3			9.00	SF	8.00	8.00	100	2000	2000	3	20	14	
4	0801	ASPHALT A	0	100	570	10			5,700.00	SF	3.00	3.00	100	2004	2004	3	56	9,576	
5	0855	CONC PAVER	0	100	13	23			299.00	SF	7.00	7.00	100	2010	2010	3	92	1,926	
6	0811	CONCRETE B	0	100	0	0			1,530.00	SF	5.20	5.20	100	2017	2017	3	97	7,717	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	RS-2	0.00	0.00	1.73	AC		1.00	1.00	0.85	95,000.00	80,750.00	139,698							

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	01 MINIMUM 100			
Interior Floor	03 CONC FINSH 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Bedrooms	0 100			
Bathrooms	0 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	24,831
TOTALS	780		780	24,831

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2017 Heated Area: 780 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		276,597	
TOTAL MARKET OB/XF VALUE		26,671	
TOTAL LAND VALUE - MARKET		139,698	
TOTAL MARKET VALUE		442,966	
SOH/AGL Deduction		100,177	
ASSESSED VALUE		342,789	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		292,789	
TOTAL JUST VALUE		442,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0037	6/05/2015	WD Q		I	01	329,000
GRANTOR: STRUSS MACDONELL B JR						
GRANTEE: GRAY JAMES H & SONJ						
1699/0395	9/02/2010	WD U		I	11	210,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: STRUSS MACDONELL BA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W30 S26 E30 N26\$.	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE