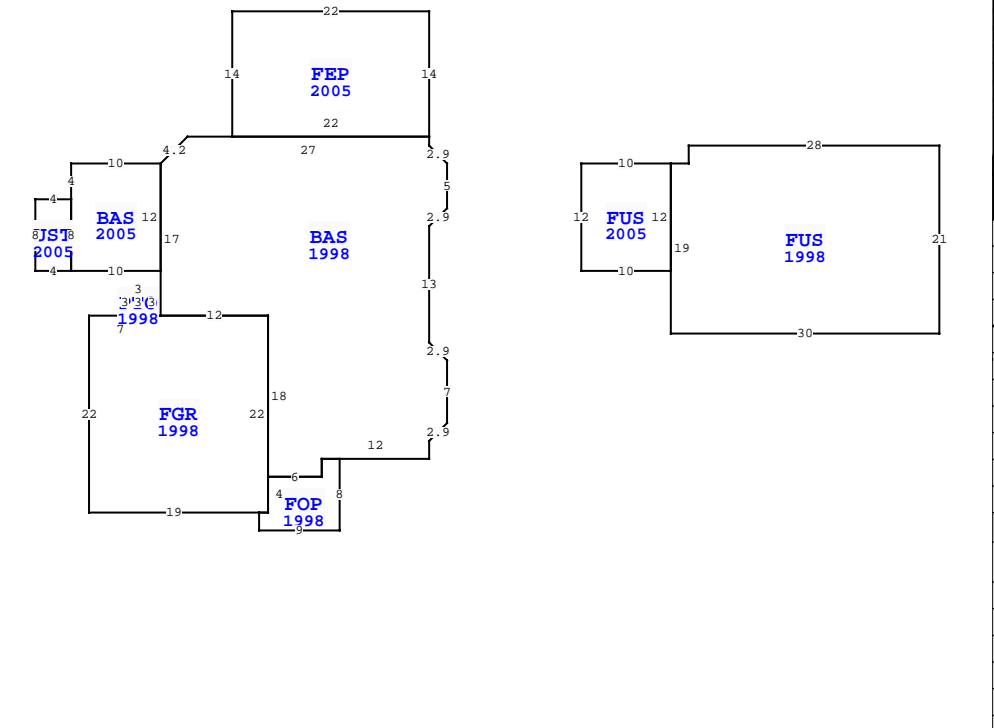


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	2,312	116.6200	105.25	243,338	1998	1998	0	0	0	11.78	88.22		



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3027.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	86,166
BAS	120	100	120	11,142
FEP	308	80	246	22,842
FGR	440	55	242	22,471
FOP	54	30	16	1,486
FUS	626	100	626	58,126
FUS	120	100	120	11,142
PTO	9	5	0	0
UST	32	45	14	1,300
TOTALS	2,637		2,312	214,673

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	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1998	1998	3	77	1,602	
2	0810	CONCRETE A	0 100	0	0	73.00	SF	6.50	6.50	100	1998	1998	3	77	365	
3	0812	CONCRETE C	0 100	0	0	1,280.00	SF	4.00	4.00	100	1999	1999	3	79	4,045	
4	0810	CONCRETE A	0 100	0	0	448.00	SF	6.50	6.50	100	2005	2005	3	87	2,533	
5	0754	FOP	0 100	0	0	100.00	SF	15.00	15.00	100	2005	2005	3	27	405	

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	000100	C	SFR	100			108.00	204.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	214,673		
TOTAL MARKET OB/XF VALUE	8,950		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	473,623		
SOH/AGL Deduction	268,564		
ASSESSED VALUE	205,059		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	155,059		
TOTAL JUST VALUE	473,623		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	409,064		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09539	MECH OTHER	300	04/01/2005
R07358	REPAIR/RRF	800	03/01/2005
E14439	ELEC OTHER	500	02/01/2005
B9704314	NEW CONSTR	77,915	09/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1236/0293	6/07/2004	WD	U	I	07	100

GRANTOR: TOMASSETTI JONATHAN R  
GRANTEE: TOMASSETTI JONATHAN  
0821/1708 2/05/1998 WD Q I 100,100  
GRANTOR: ATLANTIC BUILDERS  
GRANTEE: TOMASSETTI JONATHAN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] L2 U2 N1 FEP=[YR=2005] N14 W22 S14 E22 \$ W27 D3 L3 BAS=[YR=2005] W10 S4 UST=[YR=2005] W4 S8 E4 N8 \$ S8 E10 N12\$ S17 FGR=[YR=1998] W1 PTO=[YR=1998] N3 W3 S3 E3 \$ W7 S22 E19 FOP=[YR=1998] S2 E9 N8 W2 S2 W6 S4 W1 \$ E1 N22 W12 \$ E12 S18 E6 N2 E12 N2 R2 U2 N7 L2 U2 N13 R2 U2 N5 \$ PTR= E15 FUS=[YR=2005] E10 FUS=[YR=1998] E2 N2 E28 S21 W30 N19 \$ S12 W10 N12 \$ W15 \$ .	