

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 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	2,007	100.0188	90.27	181,172	1962	1970	0	0	0	27.00	73.00		

1 SINGLE FAM - 0% - 0 Heated Area: 1824 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			132,256
TOTAL MARKET OB/XF VALUE			1,205
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			763,461
SOH/AGL Deduction			376,339
ASSESSED VALUE			387,122
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			387,122
TOTAL JUST VALUE			763,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			561,472

Quality	04 Quality Level 04			
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	1,824	100	1,824	120,196
FOP	28	30	8	527
UCP	380	20	76	5,009
UDU	180	55	99	6,524
TOTALS	2,412		2,007	132,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/0001	5/19/2009	WD Q	Q	I	01	385,000
GRANTOR: DICKSON RICHARD A & J						
GRANTEE: GERBING ROAD GROUP						
0944/1006	8/11/2000	WD Q	Q	I		165,000
GRANTOR: BRADDOCK RITA D						
GRANTEE: DICKSON RICHARD A &						

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	0	0	0	193.00	SF	6.50	6.50	100	1962	1962	3	20	251	
2	0820	WOOD WALK	0	0	0	0	93.00	SF	11.75	11.75	100	2002	2002	3	40	437	
3	0820	WOOD WALK	0	0	0	0	110.00	SF	11.75	11.75	100	2012	2012	3	40	517	

LAND DESCRIPTION																								
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	000115	C	SFR ACRES	0		RS-1	0.00	0.00	1.80	AC		1.00	1.00	1.00	350,000.00	350,000.00	630,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W66 S24 UCP=[YR=1994] W8 S19 E20 N19 W12\$ E12 N8 E12 S16 E12 FOP=[YR=2001] S4 E7 N4 W7 \$ E30 N32\$ PTR= E15 UDU=[YR=2000] E12 S15 W12 N15 \$ W15 \$.													

TOTAL OB/XF														1,205									