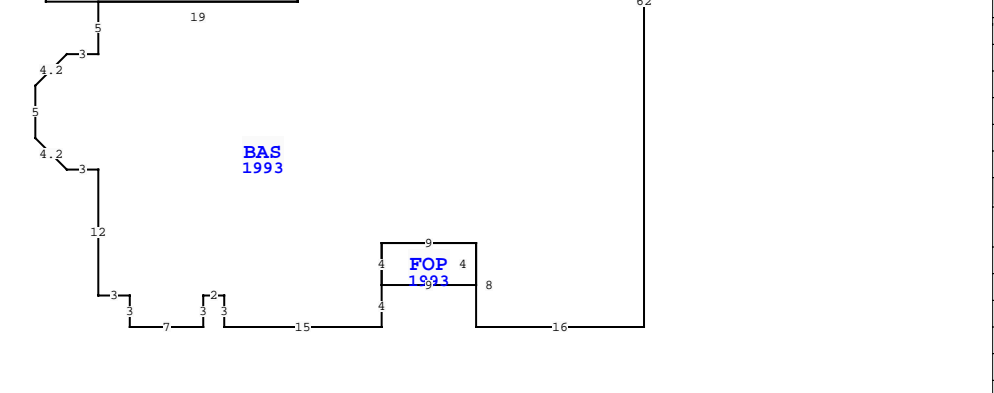


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,500	118.2720	168.54	421,350	1989	1989	0	0	0 18.03	81.97



QUALITY	
DOR CODE	DESCRIPTION
05	Quality Level 05
0100	SINGLE FAMILY

MAP NUM	MKT AREA	03
3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2,099	289,981
FGR	648	55	356	49,182
FOP	36	30	11	1,520
FOP	115	30	34	4,697

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			345,381
TOTAL MARKET OB/XF VALUE			10,044
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			605,425
SOH/AGL Deduction			171,312
ASSESSED VALUE			434,113
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			384,113
TOTAL JUST VALUE			605,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226397	SIDEWALK	1,200	09/03/2012
5637	NEW CONSTR	78,506	04/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/1136	6/20/2018	WD Q	Q	I	02	540,000

GRANTOR: MICHEL FREDERICK J &
GRANTEE: CHILDS WILLIAM M
2204/1134 6/04/2014 WD U I 11 100
GRANTOR: OSBORNE JACQUELIN
GRANTEE: MICHEL FREDERICK J

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0 100	0	0	164.00	SF	6.50	6.50	100	1989	1989	3	59.5	634	
3	0812	CONCRETE C	0 100	0	0	1,566.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,727	
4	0811	CONCRETE B	0 100	0	0	493.00	SF	5.20	5.20	100	1983	1983	3	44	1,128	
5	0911	SCRN RM A	0 100	0	0	260.00	SF	17.50	17.50	100	1995	1995	3	20	910	
6	0810	CONCRETE A	0 100	0	0	207.00	SF	6.50	6.50	100	2012	2012	3	94	1,265	

TOTAL OB/XF												10,044			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 S23 FOP=[YR=1993] W17 FGR=[YR=1993] N19 W24 S27 E24 N8 \$ S7 E16 N4 E1 N3 \$ S3 W1 S4 W16 S1 W19 S5 W3 L3 D3 S5 D3 R3 E3 S12 E3 S3 E7 N3 E2 S3 E15 N4 FOP=[YR=1993] E9 N4 W9 S4 \$ N4 E9 S8 E16 N62 \$.	

LAND DESCRIPTION		TOTAL OB/XF																		10,044					
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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000								