

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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
BUD8 Adjustme	02 DIST FB 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	2,002	104.8600	94.64	189,469	1980	1985	0	0	16.50	83.50	

1 SINGLE FAM - 0% - 0 Heated Area: 1606 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			158,207
TOTAL MARKET OB/XF VALUE			1,456
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			384,663
SOH/AGL Deduction			50,010
ASSESSED VALUE			334,653
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			334,653
TOTAL JUST VALUE			384,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,036

Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	126,913
FGR	441	55	243	19,203
FOP	24	30	7	553
FSP	240	40	96	7,586
FST	91	55	50	3,951
TOTALS	2,402		2,002	158,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7553	REPAIR/RRF	2,500	02/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
0763/1215	6/24/1996	WD Q	Q	I		110,000

GRANTOR: SCHARCH JOHN H & MARY
GRANTEE: SOLIS DEBORAH A
0292/0319 5/01/1979 WD Q V 12,500
GRANTOR:
GRANTEE:

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		640.00	SF	6.50				6.50	1,456

TOTAL OB/XF													1,456
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W31 FSP=[YR=1993] N12 W20 S12 E20\$ W27	
FST=[YR=1993] W7 S13 FGR=[YR=1993] S21 E21 N21W21\$ E7N13\$ S13	
E14 S21 E14 FOP=[YR=1993] E6 N4 W6S4\$ N4 E6 S2 E24 N32\$.	

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	0			105.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							