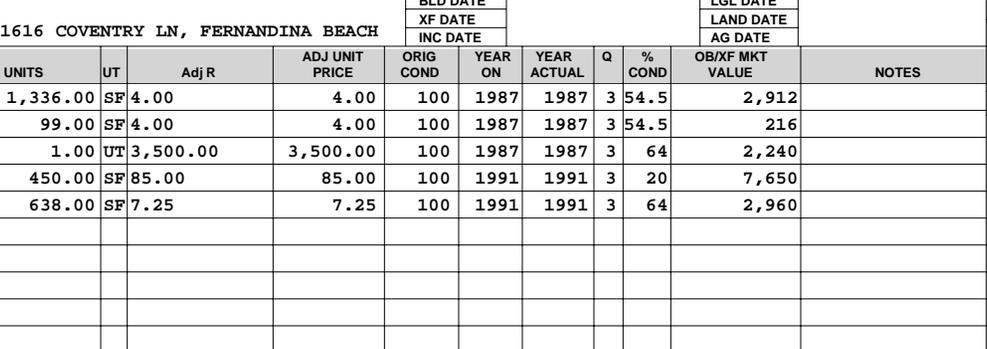


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,797	100	1,797
BAS	440	100	440
FOP	85	30	26
FSP	200	40	80
PTO	120	5	6
TOTALS	2,642		2,349
			266,596

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,349	112.1120	133.13	312,722	1987	1992	0	0	14.75	85.25
1 SNGL FAM - 100% - 1997 Heated Area: 2237 HX Base Yr 1997											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			266,596
TOTAL MARKET OB/XF VALUE			15,978
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			412,574
SOH/AGL Deduction			245,286
ASSESSED VALUE			167,288
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			117,288
TOTAL JUST VALUE			412,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6501B	SWIM POOL	7,500	04/19/1991
4462	NEW CONSTR	40,500	09/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1689	10/05/1995	WD	Q	I		114,000
GRANTOR: CROSS RALPH C & SHERR						
GRANTEE: BEARDEN RALPH L & K						
0533/1029	12/23/1987	WD	Q	I		92,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: CROSS RALPH C						

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	0812	CONCRETE C	0	100	0	1,336.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,912	
2	0812	CONCRETE C	0	100	33	99.00	SF	4.00	4.00	100	1987	1987	3	54.5	216	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	1991	1991	3	20	7,650	
5	0845	KOOL DECK	0	100	0	638.00	SF	7.25	7.25	100	1991	1991	3	64	2,960	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 FSP=[YR=1993] N10 W20 PTO=[YR=1993] W12 S10 E12 N10 \$ S10 E20 \$ W32 S13 D2 L2 S4 D2 R2 S25 E17 FOP=[YR=1993] E13 BAS=[YR=2009] E20 N22 W20 S22 \$ N8 W10 S5 D3 L3 \$ U3 R3 N5 E10 N14 E20 U3 R3 U3 L3 N18 \$ .	

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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							