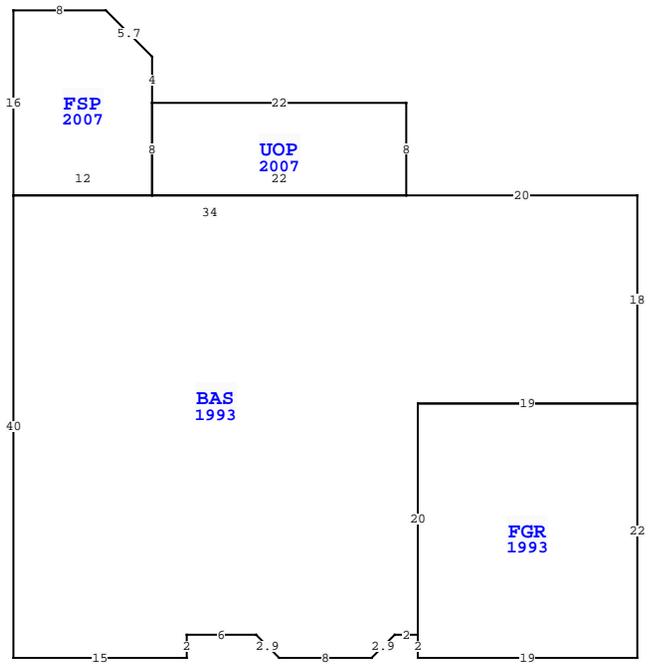


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	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	1,722	100	1,722
FGR	418	55	230
FSP	184	40	74
UOP	176	20	35
TOTALS	2,500		2,061

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,061	125.3714	148.88	306,842	1988	1988	0	0	15.95	84.05
1 SNGL FAM - 100% - 2023 Heated Area: 1722 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		257,901	
TOTAL MARKET OB/XF VALUE		17,471	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		405,372	
SOH/AGL Deduction		0	
ASSESSED VALUE		405,372	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		355,372	
TOTAL JUST VALUE		405,372	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,140	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100702	REPAIR/RRF	5,000	04/29/2010
20051533	REPAIR/RRF	6,000	04/08/2005
4980	NEW CONSTR	75,600	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/0494	6/30/2011	WD Q	Q	I	02	229,000
GRANTOR: FLANK MICHAEL L &						
GRANTEE: ALBRECHT HELMUT J &						
1689/1073	4/22/2010	WD U	U	I	11	100
GRANTOR: BANK NATIONAL TRUST C						
GRANTEE: FLANK MICHAEL L & J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	1988
2	0811	CONCRETE B	0 100	0	0	510.00	SF	5.20	5.20	100	1988
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	0866	POOL FIBER	0 100	0	0	476.00	SF	72.00	72.00	100	1988
5	0845	KOOL DECK	0 100	0	0	755.00	SF	7.25	7.25	100	1988
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002
7	0810	CONCRETE A	0 100	0	0	216.00	SF	6.50	6.50	100	2011
8	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	2011

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF VALUE: 17,471											

BUILDING NOTES						
BLD DATE						
XF DATE						
LGL DATE						
LAND DATE						
AG DATE						
INC DATE						

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 UOP=[YR=2007] N8 W22 FSP=[YR=2007] N4 U4 L4 W8 S16 E12 N8\$ S8 E22\$ W34 S40 E15 N2 E6 R2 D2 E8 U2 R2 E2 FGR=[YR=1993] S2 E19 N22 W19 S20\$ N20 E19 N18\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00