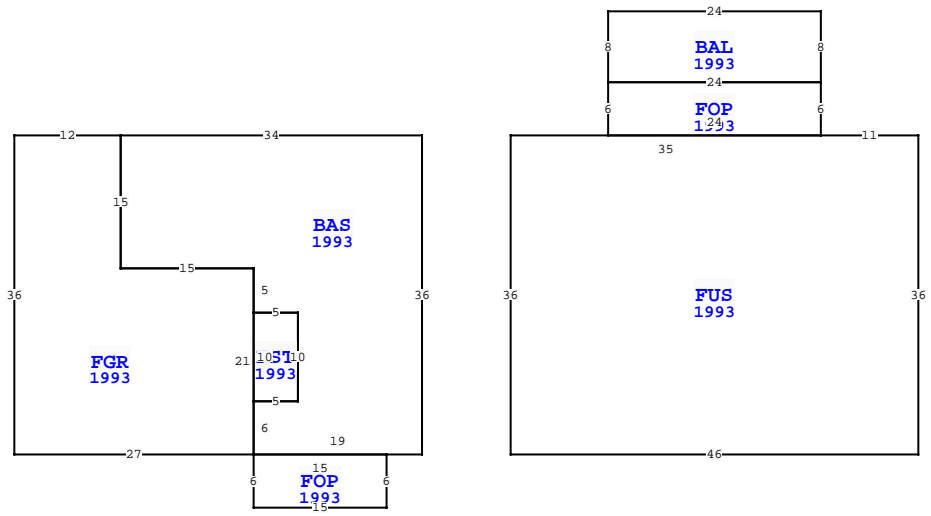


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 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	
0500	01	3,053	113.7948	162.16	495,074	1986	2000		0	0	10.50	89.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		443,091	
TOTAL MARKET OB/XF VALUE		28,533	
TOTAL LAND VALUE - MARKET		1,125,000	
TOTAL MARKET VALUE		1,596,624	
SOH/AGL Deduction		311,618	
ASSESSED VALUE		1,285,006	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		1,235,006	
TOTAL JUST VALUE		1,596,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,603,334	



QUALITY	CD	QUALITY LEVEL		
04		Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	4,209
BAS	859	100	859	124,669
FGR	747	55	411	59,650
FOP	90	30	27	3,918
FOP	144	30	43	6,241
FST	50	55	28	4,063
FUS	1,656	100	1,656	240,341
TOTALS	3,738		3,053	443,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100472	ALUM. FENCE	4,975	03/19/2010
20100096	LOWER DECK & REPA	6,500	01/21/2010
20091757	REMODEL	200	12/28/2009
20091738	GAS PIPE FOR FP	625	12/22/2009
20091731	DOOR & WINDOWS	6,500	12/21/2009
20091669	WIRING FOR AC UNI	500	12/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1604/1872	2/09/2009	WD	Q	I	01	875,000
GRANTOR: BOWEN WILLIAM B & DAN						
GRANTEE: JAY DONALD W & MARY						
1564/1178	5/02/2008	WD	U	I	01	100
GRANTOR: BOWEN DANA LARSON						
GRANTEE: BOWEN DANA L & WILL						

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	0416	DUNEWALKS	0	100	118	4			472.00	SF	15.00	15.00	100	1986	1986	3	20	1,416	
2	0416	DUNEWALKS	0	100	48	4			192.00	SF	15.00	15.00	100	2007	2007	3	35	1,008	
3	0855	CONC PAVER	0	100	0	0			1,615.00	SF	10.00	10.00	100	2010	2010	3	92	14,858	
4	0855	CONC PAVER	0	100	13	4			52.00	SF	10.00	10.00	100	2010	2010	3	92	478	
5	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
6	1242	WD DECK A	0	100	14	50			700.00	SF	10.00	10.00	100	2010	2010	3	50	3,500	
7	1242	WD DECK A	0	100	4	3			12.00	SF	10.00	10.00	100	2010	2010	3	50	60	
8	0462	ST/AL FNC	0	100	197	4			788.00	SF	10.00	10.00	100	2010	2010	3	64	5,043	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W34 FGR=[YR=1993] W12S36E27 FOP=[YR=1993] S6E15N6W15\$ N21W15N15\$ S15E15S5FST=[YR=1993] S10E5N10W5\$ E5 S10W5S6E19N36\$ PTR=E10 FUS=[YR=1993] S36E46N36W11 FOP=[YR=1993] N6 BAL=[YR=1993] N8W24S8E24\$W24S6E24 \$W35\$ W10\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000									