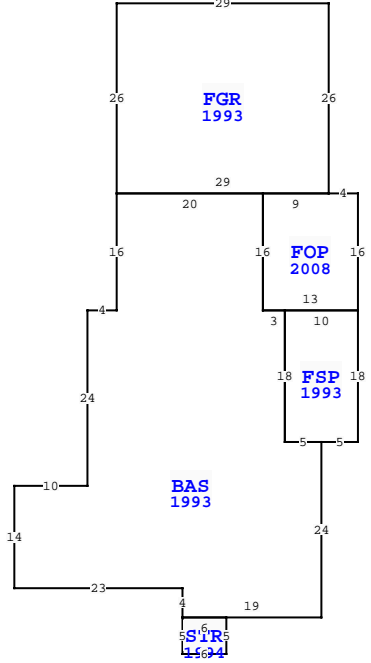


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	03 PLASTER 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	1.5 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	02 DIST FB 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	181,203
FGR	754	55	415	45,246
FOP	208	30	62	6,760
FSP	180	40	72	7,850
STR	30	10	3	327
TOTALS	2,834		2,214	241,387

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,214	105.8400	125.68	278,256	1939	1995	0	0	13.25	86.75	
1 SNGL FAM - 100% - 2016 Heated Area: 1662 HX Base Yr 2016												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			241,387
TOTAL MARKET OB/XF VALUE			3,162
TOTAL LAND VALUE - MARKET			163,800
TOTAL MARKET VALUE			408,349
SOH/AGL Deduction			237,849
ASSESSED VALUE			170,500
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			120,500
TOTAL JUST VALUE			408,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060671	DEMOLITION	0	04/01/2006
20051259	REMODEL	1,000	02/16/2005
20041785	REPAIR/RRF	0	10/05/2004
5831B	REPAIR/RRF	2,000	03/01/1990
3142B	GARAGE	5,500	01/01/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0716	11/30/2015	WD	U	I	37	145,000
GRANTOR: HARRELL PATRICIA G ET						
GRANTEE: PARKIN TRICIA A						
1989/1065	7/02/2015	PR	U	I	19	100
GRANTOR: SCARBORO JOHN P JR P/						
GRANTEE: SCARBORO JOHN P JR						

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	1960	1960	3	23	805	
2	0810	CONCRETE A	0 100	0	0	832.00	SF	6.50	6.50	100	1980	1980	3	35	1,893	
3	0810	CONCRETE A	0 100	26	4	104.00	SF	6.50	6.50	100	1970	1970	3	22	149	
4	0810	CONCRETE A	0 100	0	0	220.00	SF	6.50	6.50	100	1970	1970	3	22	315	
TOTALS													3,162			

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			69.00	150.00	68.25	FF		1.00	1.00	1.00	2,400.00	2,400.00	163,800							