

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,647	142.0452	128.20	211,145	1964	1990		0	0	26.00	74.00

1 SINGLE FAM - 100% - 2016 Heated Area: 1285 HX Base Yr 2016

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			156,247
TOTAL MARKET OB/XF VALUE			31,530
TOTAL LAND VALUE - MARKET			166,000
TOTAL MARKET VALUE			353,777
SOH/AGL Deduction			178,463
ASSESSED VALUE			175,314
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			125,314
TOTAL JUST VALUE			353,777
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,768

QUALITY				
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC 1011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1,285	121,905
FCP	286	25	72	6,830
FEP	304	80	243	23,053
FOP	85	30	26	2,466
FOP	70	30	21	1,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120579	FANS FOR SCRNM RM	400	04/09/2012
20120419	PAVER DRIVEWAY	1,000	03/13/2012
20120446	SCREEN/ENCLSD ROO	9,700	03/12/2012
20120217	H/AC	4,600	02/09/2012
20070689	REPLACE 9 WINDOWS	4,500	04/25/2007
990135	REROOF	4,300	03/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/0329	8/21/2015	WD	U	I	11	100

GRANTOR: RAULERSON VERNON HUEY
 GRANTEE: COHEN DANIEL N & MA
 1998/1232 8/21/2015 WD Q I 01 220,000
 GRANTOR: RAULERSON VERNON H JR
 GRANTEE: COHEN DANIEL N & MA

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	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2012	2012	3	94	13,959	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2012	2012	3	94	1,269	
4	0511	GARAGE CB-	0	100	24	20		40.00	40.00	100	1997	1997	3	75	14,400	
5	0810	CONCRETE A	0	100	20	15		6.50	6.50	100	1997	1997	3	75	1,463	
6	0810	CONCRETE A	0	100	30	3		6.50	6.50	100	1997	1997	3	75	439	

TOTAL OB/XF												
31,530												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W12 N13 W20 FEP=[YR=2012] W20FOP=[YR=2012] W7S10E7N10\$ S17 FCP=[YR=1993] S26 E11 FOP=[YR=1993] E17 N5 W17 S5 \$ N26 W11 \$ E11 N4 E9 N13\$ S13 W9 S25 E41 N25\$.												

LAND DESCRIPTION																								
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	0006	R-1	83.00	123.00	83.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	166,000							