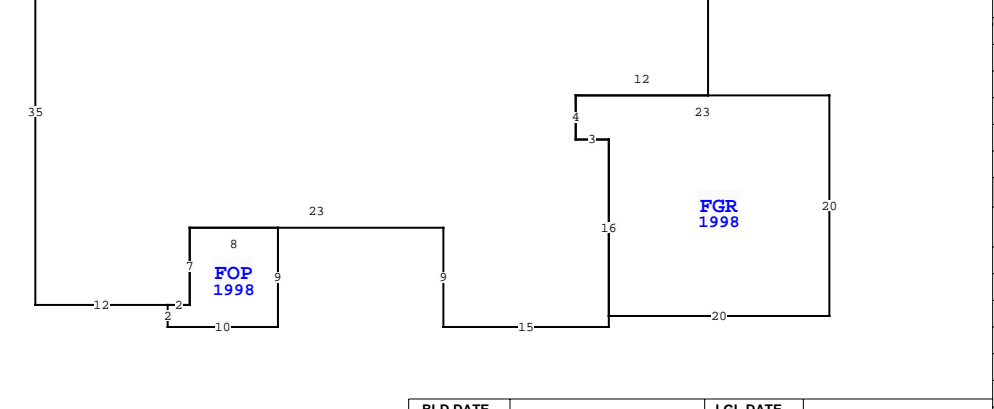


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	17	CB STUCCO	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	2,978	117.2556	167.09	497,594	1998	1998	0	0	12.00	88.00		
1 SFR CUST - 100% - 2005 Heated Area: 2613 HX Base Yr 2005													



Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1080.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	384,213
FGR	412	55	227	33,378
FOP	76	30	23	3,382
FSP	288	40	115	16,909
TOTALS	3,389		2,978	437,883

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		437,883	
TOTAL MARKET OB/XF VALUE		7,582	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		670,465	
SOH/AGL Deduction		311,212	
ASSESSED VALUE		359,253	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		309,253	
TOTAL JUST VALUE		670,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		552,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091724	REPAIR/RRF	2,400	12/18/2009
983593	NEW CONSTR	119,000	04/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1227/1170	5/04/2004	WD Q	Q	I		353,000
GRANTOR: ELWELL JOHN C & MARY						
GRANTEE: ANDERSON JON M						
0857/1140	12/02/1998	WD Q	Q	I		257,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ELWELL JOHN C & MAR						

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	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0819	CONC 12"	0	100	7	70.00	SF	9.50	9.50	100	1998	1998	3	77	512	
3	1242	WD DECK A	0	100	3	9.00	SF	10.50	10.50	100	1998	1998	3	20	19	
4	1242	WD DECK A	0	100	3	21.00	SF	10.00	10.00	100	1998	1998	3	20	42	
5	0810	CONCRETE A	0	100	3	132.00	SF	6.50	6.50	100	1998	1998	3	77	661	
6	0810	CONCRETE A	0	100	16	688.00	SF	6.50	6.50	100	1998	1998	3	77	3,443	
TOTALS														7,582		

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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							