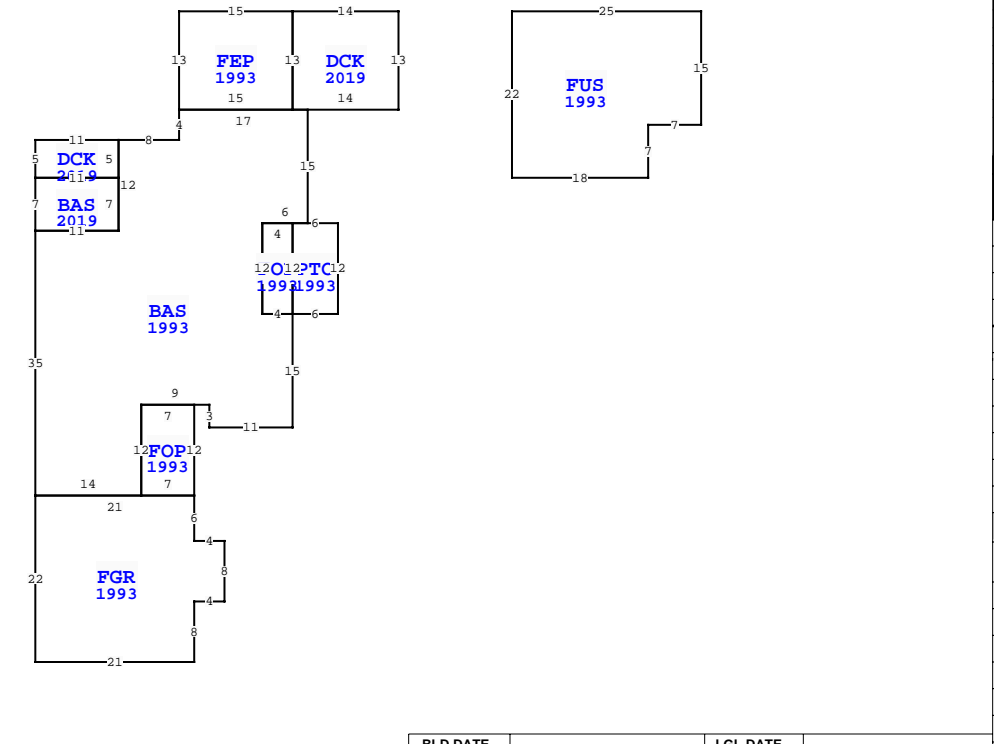


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	2,374	134.6657	114.47	271,752	1988	1995	0	0	13.30	86.70



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,301	100	1,301	129,118
BAS	77	100	77	7,642
DCK	55	10	6	596
DCK	182	10	18	1,786
FEP	195	80	156	15,482
FGR	494	55	272	26,995
FOP	48	30	14	1,390
FOP	84	30	25	2,481
FUS	501	100	501	49,722
PTO	72	5	4	397
TOTALS	3,009		2,374	235,609

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	0811	CONCRETE B	0 100	46	17	782.00	SF	5.20	5.20	100	1988	1988	3	57	2,318	
2	0810	CONCRETE A	0 100	44	3	132.00	SF	6.50	6.50	100	1988	1988	3	57	489	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0811	CONCRETE B	0 100	0	0	515.00	SF	5.20	5.20	100	1995	1995	3	72	1,928	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	250,000.00	250,000.00	250,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,609	
TOTAL MARKET OB/XF VALUE		7,045	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		492,654	
SOH/AGL Deduction		79,737	
ASSESSED VALUE		412,917	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		362,917	
TOTAL JUST VALUE		492,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		461,956	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190192	ADD 66SF	0	03/11/2019
20042193	REPAIR/RRF	3,000	11/22/2004
B0012127	ADDITION	6,000	09/27/2001
4853	NEW CONSTR	54,750	05/20/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0353	6/19/2017	WD	Q	I	01	388,500

GRANTOR: VERRIER TRACEY
GRANTEE: ARPIN RUSSELL F & A
2084/1906 11/02/2016 SW U I 12 308,800
GRANTOR: NATIONSTAR HECM ACQUI
GRANTEE: VERRIER TRACEY

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=2019] W14 FEP=[YR=1993] W15 S13 BAS=[YR=1993] S4 W8 DCK=[YR=2019] W11S5 BAS=[YR=2019] S7 E11 N7 W11S E11 N5S S12 W11 S3S FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6FOP=[YR=1993] N12 W7 S12 E7S W21S E14 N12 E9 S3 E11N15 PTO=[YR=1993] E6 N12 W6 FOP=[YR=1993] W4 S12 E4 N12S S12S W4 N12 E6 N15 W17S E15 N13S S13 E14 N13S PTR= E15 FUS=[YR=1993] E25 S15 W7 S7 W18 N22S W15S.	