

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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
Occupancy	00	NONE 100

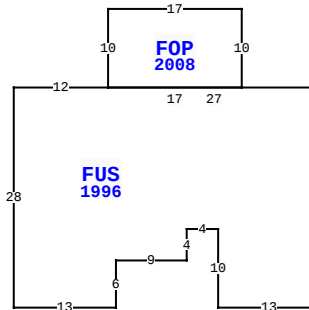
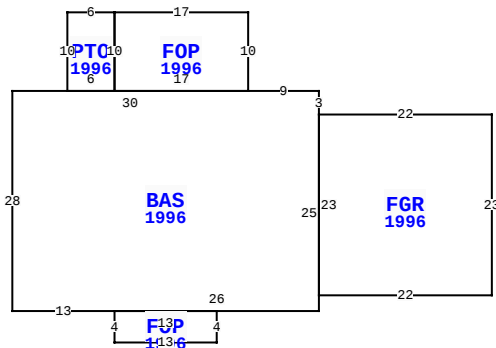
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	128,055
FGR	506	55	278	32,600
FOP	52	30	16	1,876
FOP	170	30	51	5,981
FOP	170	30	51	5,981
FUS	998	100	998	117,032
PTO	60	5	3	351
TOTALS	3,048		2,489	291,878

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0810	CONCRETE A	0 100	0	0	874.00	SF	6.50	6.50	100	1996	1996	3	73	4,147	
3	1241	WD DECK G	0 100	10	17	170.00	UT	15.53	15.53	100	1996	1996	3	25	660	
4	0861	POOL GUNIT	0 100	0	0	361.00	SF	85.00	85.00	100	1998	1998	3	23	7,058	
5	0845	KOOL DECK	0 100	0	0	599.00	SF	7.25	7.25	100	1998	1998	3	77	3,344	
6	0461	IRON FENCE	0 100	4	4	16.00	SF	8.50	8.50	100	2000	2000	3	85	116	
7	1127	BRICK 8"	0 100	0	0	198.00	SF	11.00	11.00	100	2000	2000	3	94	2,047	

LAND DESCRIPTION			TOTAL OB/XF 18,972													
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
1	000100	C	SFR	100	0003	R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,489	117.7440	139.82	348,012	1996	1996	0	0	0 16.13	83.87
1 SNGL FAM - 100% - 1997						Heated Area: 2090			HX Base Yr 1997		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										291,878	
TOTAL MARKET OB/XF VALUE										18,972	
TOTAL LAND VALUE - MARKET										302,500	
TOTAL MARKET VALUE										613,350	
SOH/AGL Deduction										341,431	
ASSESSED VALUE										271,919	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										221,919	
TOTAL JUST VALUE										613,350	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										537,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122212	RE-ROOF	7,900	10/29/2012
20100914	H/AC	6,625	06/04/2010
20042045	REMODEL	9,000	11/02/2004
984163	SWIM POOL	16,950	08/14/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0781/1919	1/13/1997	WD	U	I	21	154,500	
GRANTOR: CENTEX REAL ESTATE CO							
GRANTEE: IGOU FARON K & KATH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1996] W22 BAS=[YR=1996] N3 W9 FOP=[YR=1996] N10 W17 PTO=[YR=1996] W6 S10 E6 N10 \$ S10 E17 \$ W30 S28 E13 FOP=[YR=1996] S4 E13 N4 W13 \$ E26 N25 \$ S23 E22 N23 \$ PTR= E15 FUS=[YR=1996] E12 FOP=[YR=2008] N10 E17 S10 W17\$ E27 S28 W13 N10 W4 S4 W9 S6 W13 N28 \$ W15 \$.									