

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

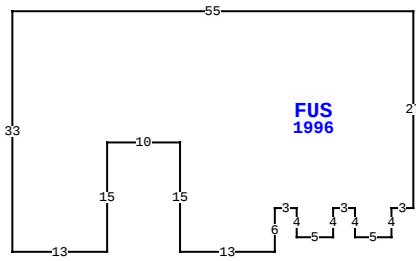
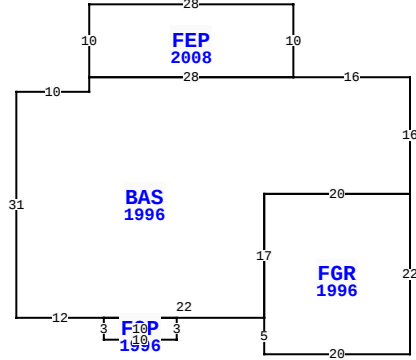
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	162,984
FEP	280	80	224	25,674
FGR	440	55	242	27,737
FOP	30	30	9	1,032
FUS	1,591	100	1,591	182,354
TOTALS	3,763		3,488	399,780

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	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
2	0858	SCULP CONC	0 100	0	0	469.00	SF	13.00	13.00	100	1996	1996	3	92	5,609	
3	0811	CONCRETE B	0 100	0	0	933.00	SF	5.20	5.20	100	1996	1996	3	73	3,542	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400	

LAND DESCRIPTION										TOTAL OB/XF										19,001				
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-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
0900	01	3,488	114.1536	135.56	472,833	1996	1996	0	0	0 15.45	84.55	STANDARD									
1 SNGL FAM - 100% - 2019										Heated Area: 3013										HX Base Yr 2019	



VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			399,780
TOTAL MARKET OB/XF VALUE			19,001
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			693,781
SOH/AGL Deduction			276,645
ASSESSED VALUE			417,136
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			367,136
TOTAL JUST VALUE			693,781
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			628,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040980	SHADOWBOX FENCE	3,000	05/28/2004
B9761-B	SWIM POOL	21,000	04/17/1996
9693-B	NEW CONSTR	148,783	03/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0768/1427	8/19/1996	WD	Q	I		209,800	
GRANTOR: CENTEX REAL ESTATE CO							
GRANTEE: MCDONALD EDWARD W J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W16 FEP=[YR=2008] N10 W28 S10 E28 \$ W28 S2 W10 S31 E12 FOP=[YR=1996] S3 E10 N3 W10 \$ E22 FGR=[YR=1996] S5 E20 N22 W20 S17 \$ N17 E20 N16 \$ PTR= E15 FUS=[YR=1996] E55 S27 W3 S4 W5 N4 W3 S4 W5 N4 W3 S6 W13 N15 W10 S15 W13 N33 \$ W15 \$.									