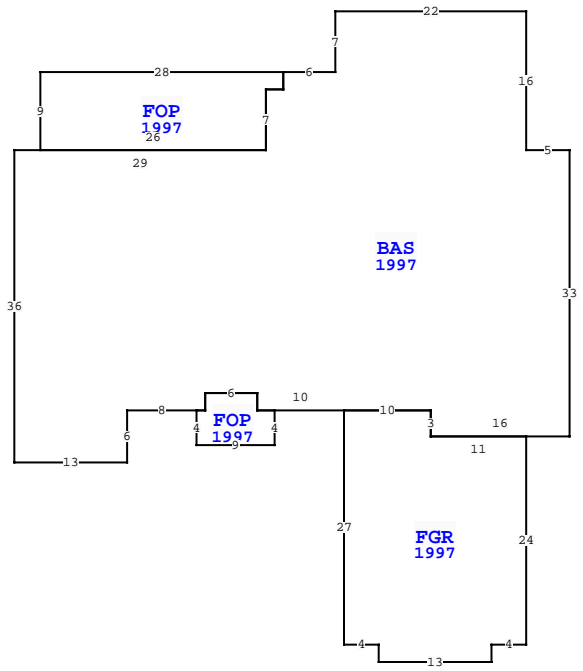


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,454	100	2,454
FGR	560	55	308
FOP	48	30	14
FOP	238	30	71
TOTALS	3,300		2,847

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 1998								
Heated Area: 2454						HX Base Yr 1998					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			457,246
TOTAL MARKET OB/XF VALUE			40,377
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			707,623
SOH/AGL Deduction			405,900
ASSESSED VALUE			301,723
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE			246,723
TOTAL JUST VALUE			707,623
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			647,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190043	SWIM POOL	0	01/17/2019
20061849	H/AC	4,895	08/04/2006
B969964	NEW CONSTR	143,808	08/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/0973	1/07/1997	WD Q	Q	I		201,800

BUILDING NOTES						
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CALLAHAN RICHARD J						
0717/1975	11/10/1994	WD U	V	09		138,000
GRANTOR: EMBRY DEV CORP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING DIMENSIONS						
BAS=[YR=1997] W22 S7 W6 FOP=[YR=1997] W28 S9 E26 N7 E2 N2S2 W2 S7 W29 S36 E13 N6 E8 FOP=[YR=1997] S4 E9 N4 W2 N2 W6 S2 W1S E1 N2 E6 S2 E10 FGR=[YR=1997] S27 E4 S2 E13 N2 E4 N24 W11 N3 W10S E10 S3 E16 N33W5 N16S.						

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	1997	1997	3	81	2,835	
2	0855	CONC PAVER	0	100	0	1,083.00	SF	7.00	7.00	100	2014	2014	3	95	7,202	
3	0855	CONC PAVER	0	100	0	504.00	SF	7.00	7.00	100	2014	2014	3	95	3,352	
4	0855	CONC PAVER	0	100	0	217.00	SF	7.00	7.00	100	2019	2019	3	99	1,504	
5	0861	POOL GUNIT	0	100	0	180.00	SF	85.00	85.00	100	2019	2019	3	93	14,229	
6	0855	CONC PAVER	0	100	0	764.00	SF	12.50	12.50	100	2019	2019	3	99	9,455	
7	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
TOTALS															40,377	

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	000140	C	SFR GOLF A	100			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							