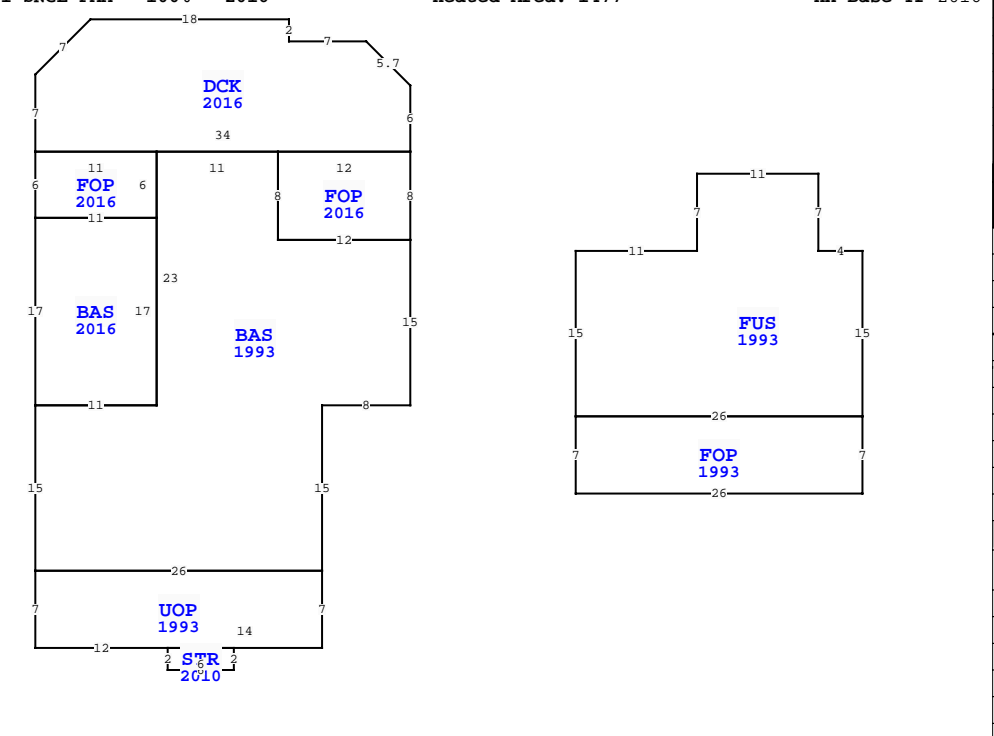


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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	
0900	01	1,655	126.0000	149.62	247,621	1900	1990	0	0	16.00	84.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		208,002
TOTAL MARKET OB/XF VALUE		1,072
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		409,074
SOH/AGL Deduction		173,165
ASSESSED VALUE		235,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,909
TOTAL JUST VALUE		409,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,079



QUALITY	CD	DESCRIPTION		
04		Quality Level 04		
0100		SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	823	100	823	103,435
BAS	187	100	187	23,502
DCK	366	10	37	4,650
FOP	182	30	55	6,912
FOP	66	30	20	2,513
FOP	96	30	29	3,645
FUS	467	100	467	58,693
STR	12	10	1	126
UOP	182	20	36	4,524
TOTALS	2,381		1,655	208,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160603	DECK	22,625	03/07/2016
20152409	DECK	14,973	10/15/2015
20111051	GAS STOVE	200	06/27/2011
20110115	PARTIAL RE-PIPE	1,600	01/26/2011
20110084	PLUMBING REMODEL	2,050	01/19/2011
20110081	ELECTRIC REMODEL	950	01/18/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1669/1595	3/30/2010	WD	U	I	30	180,000
GRANTOR: SILVER PAUL A TRUSTEE						
GRANTEE: SANDALL JAMES & MAR						
1665/1811	11/24/2009	PR	U	I	11	100
GRANTOR: MCDOWELL BARBARA B &						
GRANTEE: SILVER PAUL A TRUST						

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	1242	WD DECK A	0	100	0	0			197.00	SF	10.00				414	
2	0825	BRICK	0	100	47	8			376.00	SF	8.75				658	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
DCK=[YR=2016] U4 L4 W7 N2 W18 D5 L5 S7 FOP=[YR=2016] S6												
BAS=[YR=2016] S17 BAS=[YR=1993] S15 UOP=[YR=1993] S7 E12												
STR=[YR=2010] S2E6N2 W6\$ E14 N7 W26 \$ E26 N15 E8 N15												
FOP=[YR=2016] N8 W12 S8 E12\$ W12 N8 W11 S23 W11 \$ E11 N17												
W11\$ E11 N6 W11\$ E34 N6\$ PTR= E15S15 FUS=[YR=1993] E11 N7 E11												
S7 E4 S15 FOP=[YR=1993] S7 W26 N7 E26 \$ W26 N15 \$N15W15 \$.												

TOTAL OB/XF												
1,072												