

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	03	PLASTER 100	
Interior Floor	10	TERRAZZO 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,040	100	1,040
BAS	350	100	350
FSP	44	40	18
UOP	320	20	64
TOTALS	1,754		1,472
			120,591

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,472	111.3840	100.52	147,965	1954	1985	0	0	18.50	81.50

1 SINGLE FAM - 100% - 2014 Heated Area: 1390 HX Base Yr 2014

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			120,591
TOTAL MARKET OB/XF VALUE			4,679
TOTAL LAND VALUE - MARKET			172,000
TOTAL MARKET VALUE			297,270
SOH/AGL Deduction			171,124
ASSESSED VALUE			126,146
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			76,146
TOTAL JUST VALUE			297,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,652
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091733	XFOB	2,480	12/21/2009
20090366	REPAIR/RRF	10,164	03/20/2009
20090248	REMODEL	1,200	02/25/2009
20090245	REMODEL	700	02/24/2009
20090246	REMODEL	800	02/24/2009
20090247	REMODEL	800	02/24/2009
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0648/0326	2/04/1992	FJ U	I 06
GRANTOR: MCKENDREE ETHEL G EST			
GRANTEE: MCKENDREE TERRY V			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	35.00	100	1980
2	1243	WD DECK F	0 100	12	16	192.00	SF	8.00	8.00	100	1998
3	1243	WD DECK F	0 100	4	10	40.00	SF	8.00	8.00	100	1998
4	0940	SHEDS/PORT	0 100	0	0	120.00	SF	30.00	30.00	100	2009

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	000100	C	SFR	100	0006	R-1A	86.00	134.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							