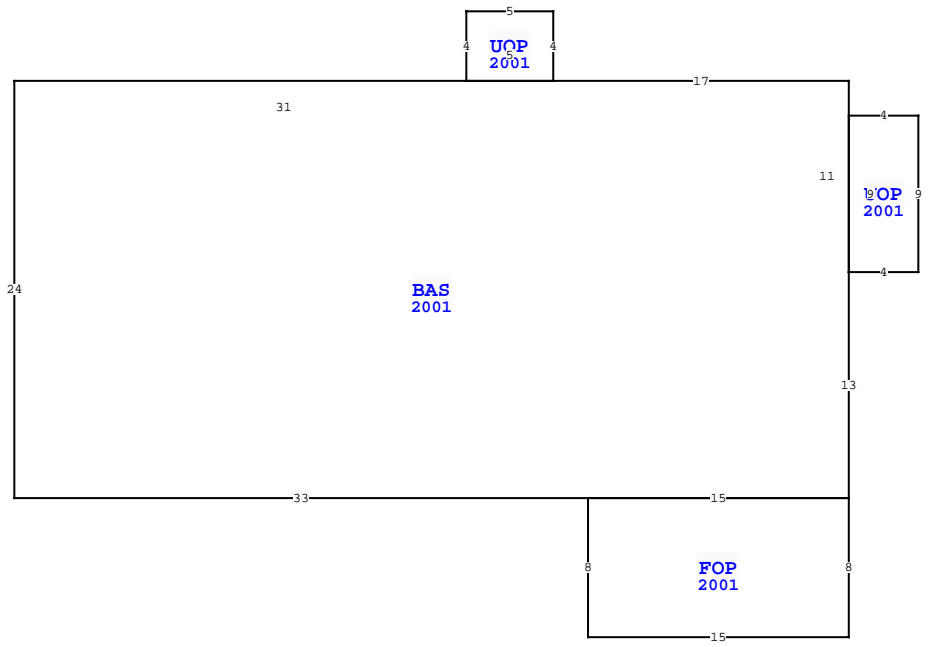


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
FOP	120	30	36
UOP	20	20	4
UOP	36	20	7
TOTALS	1,328		1,199
			165,756

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,199	121.9000	144.76	173,567	2001	2012	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 1152 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			165,756
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			200,756
SOH/AGL Deduction			65,218
ASSESSED VALUE			135,538
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			85,538
TOTAL JUST VALUE			200,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B000761	NEW CONSTR	68,400	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0191	5/04/2018	WD	Q	I	01	146,800
GRANTOR: PROPPER LOREN RAY & T						
GRANTEE: COXWELL ELI S & SAM						
1899/0154	12/21/2013	QC	U	I	11	59,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: PROPPER LOREN RAY						

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2001] W17 UOP=[YR=2001] N4 W5 S4 E5 \$ W31 S24 E33											
FOP=[YR=2001] S8 E15 N8 W15 \$ E15 N13 UOP=[YR=2001] E4 N9											
W4 S9 \$ N11 \$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							