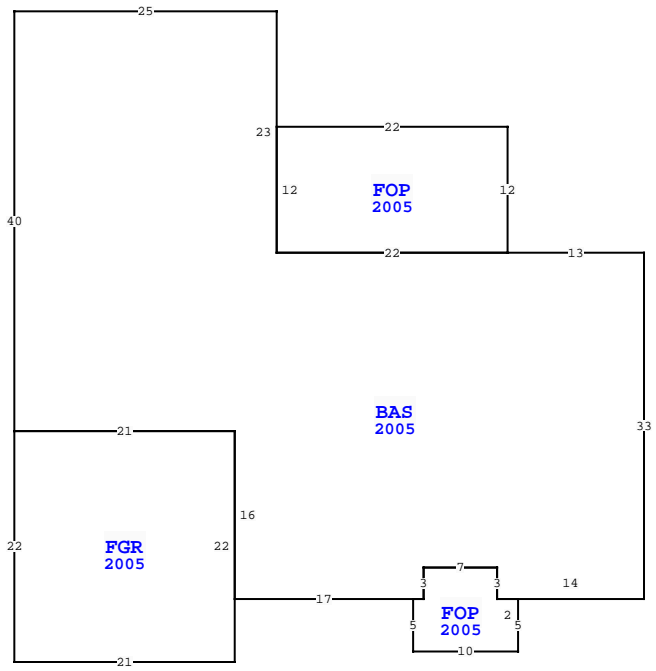


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,198	100	2,198
FGR	462	55	254
FOP	71	30	21
FOP	264	30	79
TOTALS	2,995		2,552
			265,885

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,552	95.4720	113.37	289,320	2005	2005	0	0	8.10	91.90	
1 SNGL FAM - 0% - 0 Heated Area: 2198 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			265,885
TOTAL MARKET OB/XF VALUE			7,119
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			303,004
SOH/AGL Deduction			20,450
ASSESSED VALUE			282,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			282,554
TOTAL JUST VALUE			303,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15430	ELEC OTHER	2,000	08/01/2005
M10180	TANKS/BLRS	0	08/01/2005
B15617	NEW CONSTR	161,976	07/01/2005
P09751	OTHER	0	07/01/2005
R07909	REPAIR/RRF	2,800	07/01/2005
WE050374	XFOB	0	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1467	12/13/2005	WD	Q	I		244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MBOME CHRISTIANA V						
1211/0821	3/01/2004	WD	U	V	19	405,700
GRANTOR: RAYLAND LLC						
GRANTEE: SEDA CONSTRUCTION C						

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	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00	4.00	100	2005	2005	3	87	6,452	
2	0473	VF 3 RAIL	0	0	0	0	80.00	LF	7.50	7.50	100	2005	2005	3	69	414	
3	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2005	2005	3	96	253	

9438 FORD RD, BRYCEVILLE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W13 FOP=[YR=2005] N12 W22 S12 E22\$ W22 N23 W25 S40 FGR=[YR=2005] S22 E21 N22 W21\$ E21 S16 E17 FOP=[YR=2005] S5 E10 N5 W2 N3 W7 S3 W1\$ E1 N3 E7 S3 E14 N33\$.	

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	000115	C	SFR ACRES	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							