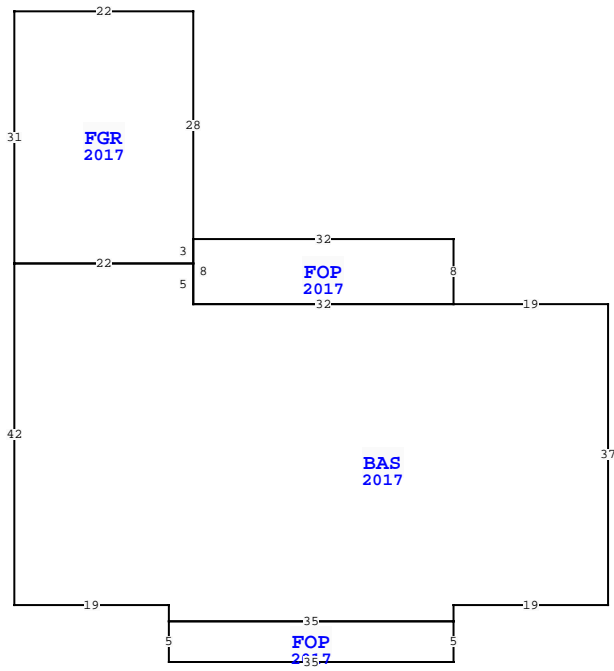


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	00	NONE	100
Occupancy			
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC		5008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,881	100	2,881
FGR	682	55	375
FOP	175	30	52
FOP	256	30	77
TOTALS	3,994		3,385
			396,180

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,385	102.3960	121.60	411,616	2017	2017	0	0	3.75	96.25
1 SNGL FAM - 100% - 2018 Heated Area: 2881 HX Base Yr 2018											



NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		410,136			
TOTAL MARKET OB/XF VALUE		17,519			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		492,655			
SOH/AGL Deduction		217,092			
ASSESSED VALUE		275,563			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		225,563			
TOTAL JUST VALUE		492,655			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		388,204			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003991	GARAGE	28,680	06/01/2018
1705797	CO ISSUED	0	06/29/2017
B1633568	NEW CONSTR	353,702	12/01/2016

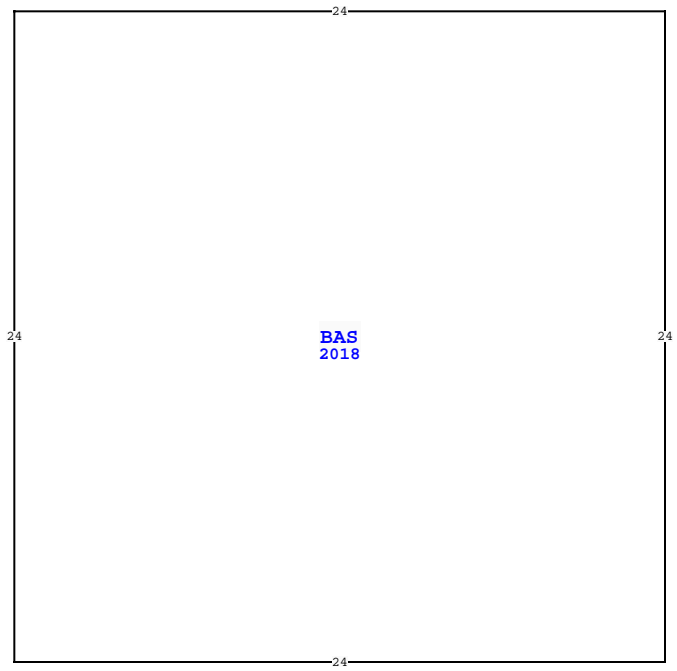
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/1797	8/18/2016	WD Q	Q	V	02	49,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: COURSON BRENDA L &						
1313/1108	4/29/2005	WD U	U	V	19	747,400
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0812	CONCRETE C	0	100	0	3,002.00	SF	4.00	4.00	100	2017	2017	3	97	11,648	
3	0810	CONCRETE A	0	100	0	614.00	SF	6.50	6.50	100	2018	2018	3	98	3,911	
TOTALS															17,519	

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		RS-E	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	01 MINIMUM 100			
Interior Floo	03 CONC FINSH 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Bedrooms	0 100			
Bathrooms	0 100			
Frame	05 STEEL 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	13,956
TOTALS	576		576	13,956

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2018			Heated Area: 576			HX Base Yr 2018						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			410,136
TOTAL MARKET OB/XF VALUE			17,519
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			492,655
SOH/AGL Deduction			217,092
ASSESSED VALUE			275,563
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			225,563
TOTAL JUST VALUE			492,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/1797	8/18/2016	WD Q	Q	V	02	49,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: COURSON BRENDA L &						
1313/1108	4/29/2005	WD U	U	V	19	747,400
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W24 S24 E24 N24\$.	

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

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	