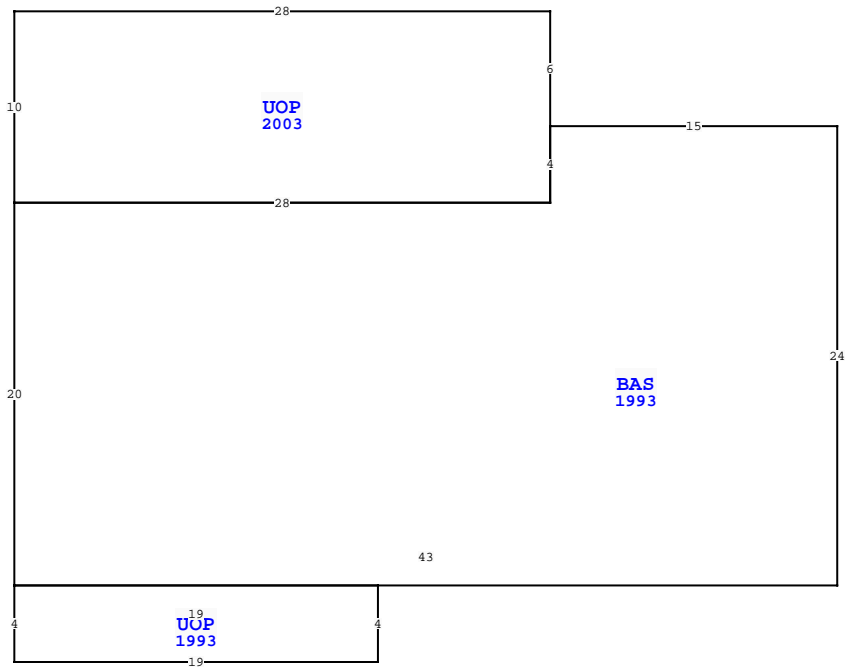




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	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	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	920	100	920
UOP	76	20	15
UOP	280	20	56
			SUBAREA MARKET VALUE
			47,075
			768
			2,866
TOTALS	1,276		991
			50,708

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	991	90.7200	81.87	81,133	1960	1962	0	0	0	37.50
1 SINGLE FAM - 100% - 2004 Heated Area: 920 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			50,708
TOTAL MARKET OB/XF VALUE			17,481
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			95,189
SOH/AGL Deduction			41,881
ASSESSED VALUE			53,308
TOTAL EXEMPTION VALUE	HX HB		28,308
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			95,189
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160088	XFOB	0	06/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0371	12/04/2003	WD	U	I	09	60,000

GRANTOR: COURSON CHARLES A
GRANTEE: PETTY KERRY

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W15 UOP=[YR=2003] N6 W28 S10 E28 N4\$ S4 W28 S20 UOP=[YR=1993] S4 E19 N4 W19\$ E43 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
1	0510	GARAGE WD-	0	100	24	20			480.00	100	2005	2005	3	44	7,392	
2	0940	SHEDS/PORT	0	100	16	12	SF	30.00	30.00	100	2016	2016	3	78	4,493	
3	1242	WD DECK A	0	100	0	0	SF	10.00	10.00	100	2009	2009	3	45	2,745	
4	0753	UEP	0	100	27	8	SF	22.00	22.00	100	2009	2009	3	60	2,851	
TOTAL OB/XF 17,481																

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	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							