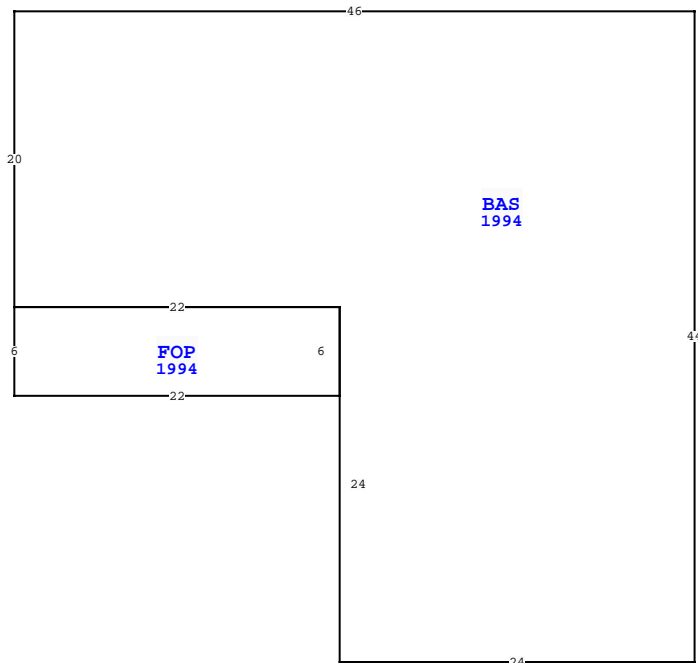




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
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	1,496	100	1,496
FOP	132	30	40
			SUBAREA MARKET VALUE
			148,887
			3,981
TOTALS	1,628		1,536
			152,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,536	127.8570	115.39	177,239	1994	1994	0	0	13.75	86.25
1 SINGLE FAM - 100% - 1995 Heated Area: 1496 HX Base Yr 1995											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			152,869
TOTAL MARKET OB/XF VALUE			7,991
TOTAL LAND VALUE - MARKET			33,300
TOTAL MARKET VALUE			194,160
SOH/AGL Deduction			89,438
ASSESSED VALUE			104,722
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			54,722
TOTAL JUST VALUE			194,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9401012	NEW CONSTR	2,300	01/18/1994
9312197	NEW CONSTR	1,800	12/29/1993
9312185	NEW CONSTR	59,100	11/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0694/0310	12/13/1993	WD	U	I	01	100

GRANTOR: ROSS SYLVESTER  
GRANTEE: ROSS-SMITH CHARLENE

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1994] W46 S20 FOP=[YR=1994] S6 E22 N6 W22 \$ E22 S24 E24 N44 \$ .	

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	0752	USP	0	100	16	10	160.00	SF 15.00	100	2012	2012	3	71	1,704	
2	0811	CONCRETE B	0	100	0	0	912.00	SF 5.20	100	1995	1995	3	72	3,415	
3	0820	WOOD WALK	0	100	26	20	520.00	SF 11.75	100	2013	2013	3	47	2,872	
TOTAL OB/XF 7,991															

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	R3	111.00	210.00	111.00	FF		1.00	1.00	1.00	300.00	300.00	33,300							