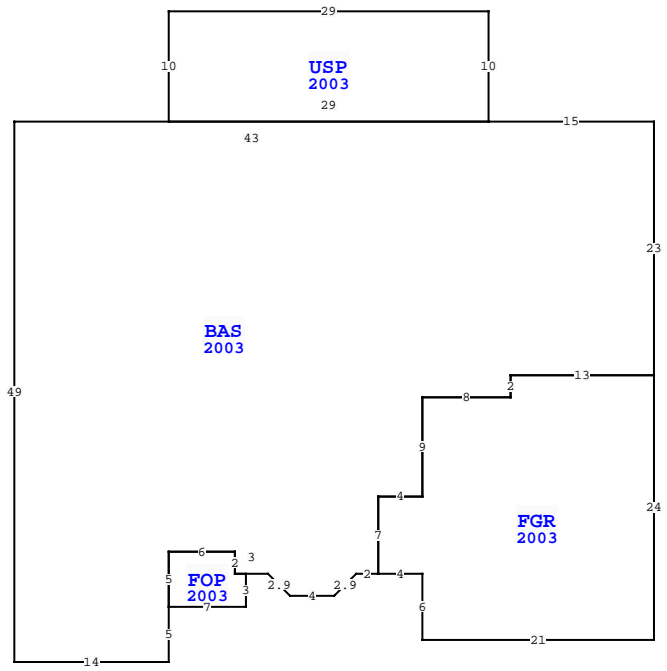


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,100	100	2,100
FGR	516	55	284
FOP	33	30	10
USP	290	30	87
TOTALS	2,939		2,481
			259,507

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,481	102.7200	121.98	302,632	2003	2003	0	0	14.25	85.75	
1 SNGL FAM - 100% - 2005 Heated Area: 2100 HX Base Yr 2005												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			259,507
TOTAL MARKET OB/XF VALUE			7,703
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			327,210
SOH/AGL Deduction			159,827
ASSESSED VALUE			167,383
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			117,383
TOTAL JUST VALUE			327,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10758	NEW CONSTR	151,668	02/02/2003
R4787	REPAIR/RRF	2,000	02/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/1895	4/22/2004	WD Q	Q	I		194,000

GRANTOR: GREENE KENNETH L & DA
GRANTEE: DIXON RONALD & REBE

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
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2003	2003
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2005	2005

TOTAL OB/XF												
7,703												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2003	2003
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2005	2005

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W15 USP=[YR=2003] N10 W29 S10 E29\$ W43 S49 E14 N5 FOP=[YR=2003] E7 N3 W1 N2 W6 S5\$ N5 E6 S2 E3 D2 R2 E4 R2 U2 E2 FGR=[YR=2003] E4 S6 E21 N24 W13 S2 W8 S9 W4 S7\$ N7 E4 N9 E8 N2 E13 N23\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00