



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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 05
NEIGHBORHOOD/LOC	5001.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,101 100 1,101 76,506
UOP	258 20 52 3,613
USP	102 30 31 2,154
TOTALS	1,461 1,184 82,274

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,184	103.0000	92.96	110,065	1900	1950		0	0	25.25	74.75

1 SINGLE FAM - 0% - 0 Heated Area: 1101 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			82,274
TOTAL MARKET OB/XF VALUE			18,614
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			205,888
SOH/AGL Deduction			11,670
ASSESSED VALUE			194,218
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,218
TOTAL JUST VALUE			205,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02275	ADDITION	15,000	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0280	1/22/2004	WD	Q	I		200,000
GRANTOR: GUESS WILLIAM I						
GRANTEE: WILLIS ROBERT & CHR						
0673/1681	1/15/1993	WD	U	V		35,000
GRANTOR: WILLIAMS JASPER W						
GRANTEE: GUESS WILLIAM I						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W6 N33 W12 USP=[YR=1996] W6 S17 E6 N17 \$ S17 W15 S7 W1 S24 UOP=[YR=1996] S6 E34 N15 W6 S9 W28 \$ E28 N9 E6 N6 \$.	

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0920	CWALL-WD/M	0	0	0	182.00	LF	390.00	390.00	100	1994	1994	3	20	14,196	
4	0810	CONCRETE A	0	0	0	169.00	SF	6.50	6.50	100	1996	1996	3	73	802	
5	0940	SHEDS/PORT	0	0	12	288.00	SF	30.00	30.00	100	1994	1994	3	20	1,728	
6	0681	POLE SHED	0	0	10	240.00	SF	15.00	15.00	100	1994	1994	3	23	828	
7	0322	BOAT LFT L	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	24	360	

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	000130	C	SFR WATER	0		OR	0.00	0.00	200.00	FF		1.00	1.00	1.00	525.00	525.00	105,000								