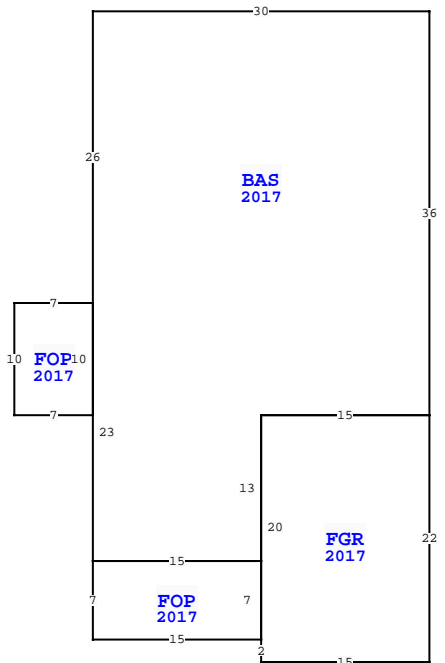


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,275	100	1,275
FGR	330	55	182
FOP	70	30	21
FOP	105	30	32
TOTALS	1,780		1,510
			151,718

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,510	115.6680	104.39	157,629	2017	2017	0	0	0	3.75	96.25
1 SINGLE FAM - 0% - 0 Heated Area: 1275 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			303,436	
TOTAL MARKET OB/XF VALUE			12,338	
TOTAL LAND VALUE - MARKET			42,000	
TOTAL MARKET VALUE			357,774	
SOH/AGL Deduction			42,616	
ASSESSED VALUE			315,158	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			315,158	
TOTAL JUST VALUE			357,774	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			302,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140134	DEMOLITION	0	11/10/2014
E0903033	ELEC OTHER	0	03/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0595	8/20/2015	WD	U	I	37	16,000
GRANTOR: SCUSSELL EULA MAE						
GRANTEE: B Y FRANKLIN PROPER						
0100/0058	1/01/1970	TA	Q	V		1,460
GRANTOR:						
GRANTEE:						

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	0	51	30	SF	4.00	4.00	100	2017	2017
2	0812	CONCRETE C	0	0	50	33	SF	4.00	4.00	100	2017	2017

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

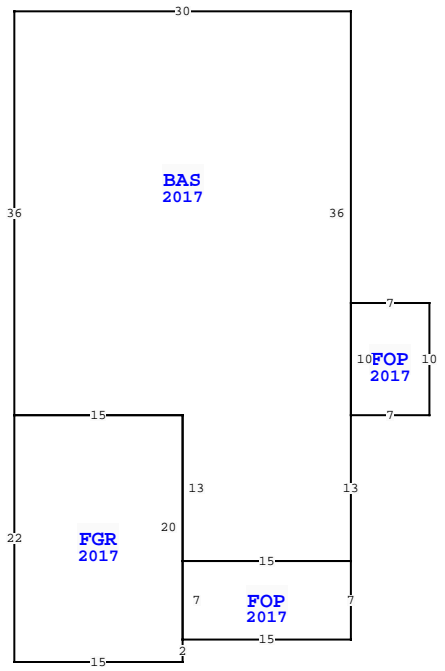
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W30 S26 FOP=[YR=2017] W7 S10 E7 N10 S23 FOP=[YR=2017] S7 E15 FGR=[YR=2017] S2 E15 N22 W15 S20 S N7 W15 S E15 N13 E15 N36 S.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000800	C	MULTI-FAM	0	0006	R2	140.00	120.00	140.00	FF		1.00	1.00	1.00	300.00	300.00	42,000								

BUILDING CHARACTERISTICS		CONSTRUCTION	
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Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
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			151,718

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,510	115.6680	104.39	157,629	2017	2017	0	0	0	96.25
2 SINGLE FAM - 0% - 0											
Heated Area: 1275						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
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TOTAL LAND VALUE - MARKET			42,000
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ASSESSED VALUE			315,158
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SCUSSELL EULA MAE						
GRANTEE: B Y FRANKLIN PROPER						
0100/0058	1/01/1970	TA	Q	V		1,460
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W30 S36 FGR=[YR=2017] S22 E15 N2 FOP=[YR=2017] E15 N7 W15 S7\$ N20 W15\$ E15 S13 E15 N13 FOP=[YR=2017] E7 N10 W7 S10\$ N36\$.	

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