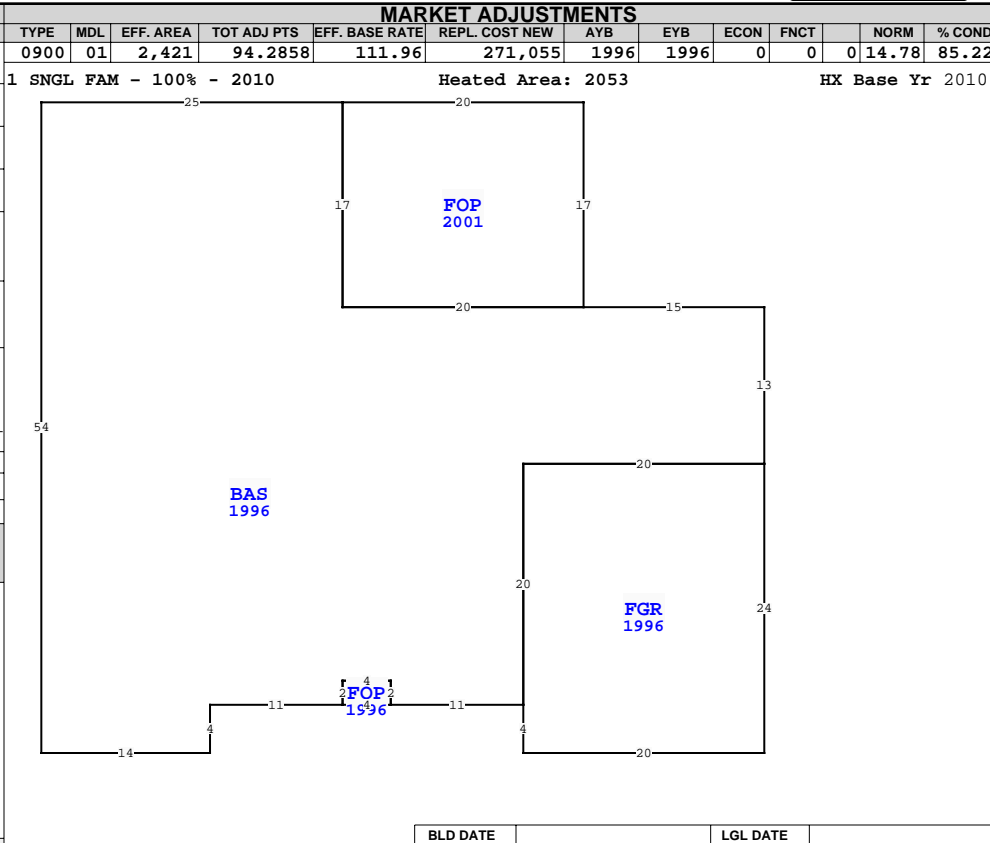


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,053	100	2,053
FGR	480	55	264
FOP	8	30	2
FOP	340	30	102
TOTALS	2,881		2,421
			230,993



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			230,993
TOTAL MARKET OB/XF VALUE			18,237
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			279,230
SOH/AGL Deduction			125,230
ASSESSED VALUE			154,000
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			104,000
TOTAL JUST VALUE			279,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018310	ADDITION	10,000	05/01/2001
B952349	NEW CONSTR	100,000	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0156	6/01/2009	WD Q	Q	I	01	185,000
GRANTOR: ALLEN JAMES E & SHERR						
GRANTEE: FEAGLE BARBARA C &						
0751/1755	2/20/1996	WD Q	Q	I		105,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALLEN JAMES & SHERR						

EXTRA FEATURES		9455 FORD RD, BRYCEVILLE														
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1996	1996	3	73	1,518	
3	1242	WD DECK A	0 100	22	6	132.00	SF	10.00	10.00	100	2003	2003	3	22	290	
4	0812	CONCRETE C	0 100	0	0	2,850.00	SF	4.00	4.00	100	2003	2003	3	84	9,576	
5	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	2008	2008	3	40	2,181	
6	0681	POLE SHED	0 100	16	13	208.00	SF	15.00	15.00	100	2009	2009	3	60	1,872	
TOTAL OB/XF 18,237																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1996] W15 FOP=[YR=2001] N17 W20 S17 E20 \$ W20 N17 W25 S54 E14 N4 E11 FOP=[YR=1996] E4 N2 W4 S2 \$ N2 E4 S2 E11 FGR=[YR=1996] S4 E20 N24 W20 S20 \$ N20 E20 N13 \$.			

LAND DESCRIPTION		TOTAL OB/XF 18,237																						
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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							