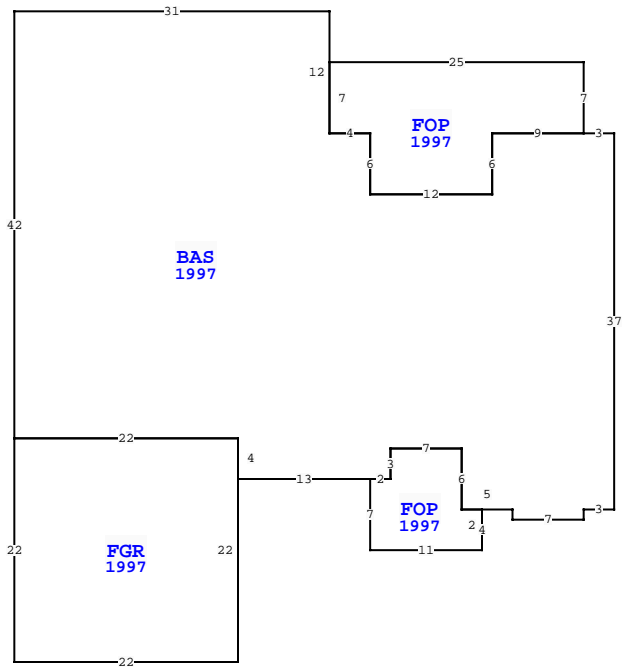


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	2,249	100	2,249
FGR	484	55	266
FOP	92	30	28
FOP	247	30	74
TOTALS	3,072		2,617

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,617	90.3744	107.32	280,856	1997	2002	0	0	9.80	90.20
1 SNGL FAM - 100% - 1998 Heated Area: 2249 HX Base Yr 1998											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		253,332	
TOTAL MARKET OB/XF VALUE		27,430	
TOTAL LAND VALUE - MARKET		64,620	
TOTAL MARKET VALUE		345,382	
SOH/AGL Deduction		152,965	
ASSESSED VALUE		192,417	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		142,417	
TOTAL JUST VALUE		345,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006737	XFOB	12,350	03/01/2000
B996376	XFOB	250	08/01/1999
B996372	SWIM POOL	25,000	08/01/1999
B97 3688	NEW CONSTR	150,000	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/1824	6/26/1997	WD	U	I	09	169,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIUSTA DONALD & KAR						
0783/0990	1/28/1997	WD	U	V	09	46,700
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONST COMPANY						

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	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1997	1997	3	75	1,560	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
3	0910	SCRN RM L	0 100	0	0	1,770.00	SF	10.50	10.50	100	1999	1999	3	20	3,717	
4	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00	100	1999	1999	3	25	11,156	
5	0845	KOOL DECK	0 100	0	0	1,425.00	SF	7.25	7.25	100	1999	1999	3	79	8,162	
TOTALS															27,430	

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	000115	C	SFR ACRES	100	0006		0.00	0.00	3.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,620							