



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,429	105.4284	95.15	231,119	1960	1970	0	0	0	34.20	65.80
1 SINGLE FAM - 100% - 2003 Heated Area: 2251 HX Base Yr 2003												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	112,195
FUS	459	100	459	28,737
PTO	392	5	20	1,252
UOP	24	20	5	313
UOP	260	20	52	3,256
UST	80	45	36	2,254
UST	144	45	65	4,070
TOTALS	3,151		2,429	152,076

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
3	0940	SHEDS/PORT	0	100	14	12		168.00	SF 30.00	100	2004	2004
4	0940	SHEDS/PORT	0	100	24	12		288.00	SF 30.00	100	2006	2006
5	0681	POLE SHED	0	100	24	8		192.00	SF 15.00	100	2006	2006
6	0351	CARPORT MT	0	100	0	0		360.00	SF 10.00	100	2010	2010

Q	% COND	OB/XF MKT VALUE	NOTES
3	24	1,210	
3	31	2,678	
3	48	1,382	
3	50	1,800	
TOTAL OB/XF 7,070			

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		OR	0.00	0.00	1.00	AC		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			152,076
TOTAL MARKET OB/XF VALUE			7,070
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			194,146
SOH/AGL Deduction			90,599
ASSESSED VALUE			103,547
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			53,547
TOTAL JUST VALUE			194,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004008	REPAIR/RRF	5,000	05/01/2018
M94895	H/AC	2,000	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/1990	4/09/2001	WD U	I	05		53,500
GRANTOR: OCWEN FEDERAL BANK						
GRANTEE: WOLFERT JAMES J JR						
0973/0068	3/02/2001	CT U	I	14		100
GRANTOR: CLERK OF COURT						
GRANTEE: OCWEN FEDERAL BANK						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=1993] W10 UST=[YR=1993] N8 W10 BAS=[YR=1993] W34 UST=[YR=1993] W24 S6 E24 N6\$ S6 W24 S20 E8 PTO=[YR=1993] S8 E37 S8 E6 N16 UOP=[YR=1993] N4 W6 S4 E6\$ W43\$ E37 N4 E6 S20 E17 N34 W10 N8\$ S8 E10\$ S26 E10 N26\$ PTR=E15 FUS=[YR=1993] E17 S27 W17 N27\$ W15\$.												