



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
																	VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 500 TOTAL LAND VALUE - MARKET 533,250 TOTAL MARKET VALUE 533,750 SOH/AGL Deduction 91,179 ASSESSED VALUE 442,571 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 442,571 TOTAL JUST VALUE 533,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 402,337			
DOR CODE		0001 VAC W/XFOB															PERMIT NUM B9805237 DEMOLITION AMT 0 ISSUED 07/01/1998			
MAP NUM		MKT AREA															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1402/0129 4/06/2006 QC U I 07 100 GRANTOR: SWINSON JOHN S GRANTEE: SWINSON JOHN T 1386/1805 2/06/2006 WD U I 06 100 GRANTOR: SWINSON JOHN T GRANTEE: MPS PROPERTIES LLC			
NEIGHBORHOOD/LOC		3028.00															BUILDING NOTES BUILDING DIMENSIONS			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																

EXTRA FEATURES															BLD DATE		LGL DATE	
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	XF DATE	LAND DATE	
1	0570	JUNK HOUSE	0 0	0 0	1.00	UT	500.00	500.00	100	1946	1946	3	100	500				
															INC DATE		AG DATE	

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	000792	C	MISC RES DEV	0		RS-2	0.00	0.00	2.37	AC		1.00	1.00	1.00	225,000.00	225,000.00	533,250							