

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 70		
Exterior Wall	05	AVERAGE 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	3	100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units	0	100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	136,598
BAS	640	100	640	60,209
FCP	546	25	136	12,794
FOP	56	30	17	1,599
UOP	440	20	88	8,279
TOTALS	3,134		2,333	219,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,333	109.1916	129.67	302,520	1965	1979	0	0	27.45	72.55
1 SNGL FAM - 100% - 0											
Heated Area: 2092											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				219,478		
TOTAL MARKET OB/XF VALUE				21,655		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				266,133		
SOH/AGL Deduction				139,985		
ASSESSED VALUE				126,148		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				76,148		
TOTAL JUST VALUE				266,133		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				240,635		

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	0	0	498.00	SF	6.50	6.50	100	1970	1970	3	22	712	
2	0866	POOL FIBER	0	100	35	18	630.00	SF	72.00	72.00	100	1988	1988	3	20	9,072	
3	0845	KOOL DECK	0	100	0	0	878.00	SF	7.25	7.25	100	1988	1988	3	57	3,628	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1983	1983	3	20	2,688	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
6	0812	CONCRETE C	0	100	0	0	1,240.00	SF	4.00	4.00	100	2005	2005	3	87	4,315	

LAND DESCRIPTION										TOTAL OB/XF										21,655									
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	000100	C	SFR	100	0006	RS-E	160.00	275.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000												