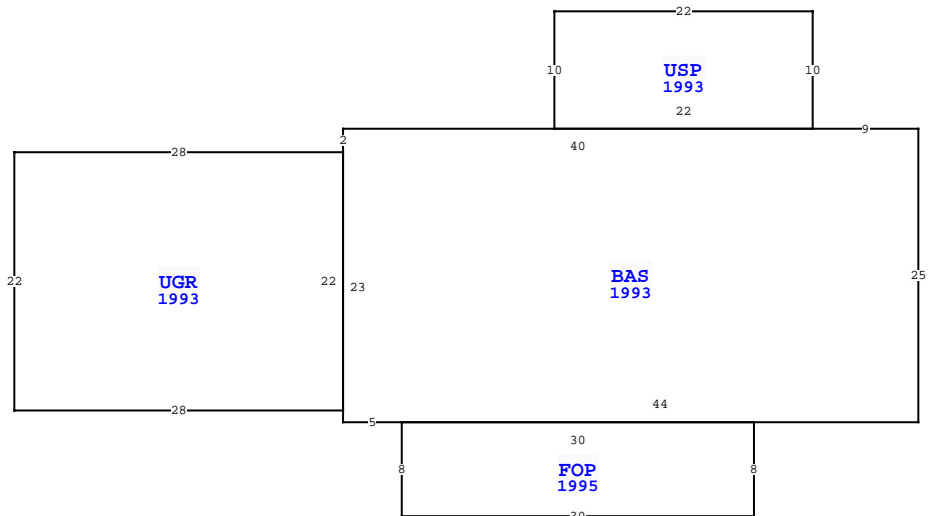


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	6001.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,640	112.2000	101.26	166,066	1977	1977	0	0	18.50	81.50
1 SINGLE FAM - 100% - 2016 Heated Area: 1225 HX Base Yr 2016											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1,225	101,096
FOP	240	30	72	5,942
UGR	616	45	277	22,860
USP	220	30	66	5,447
<b>TOTALS</b>	<b>2,301</b>		<b>1,640</b>	<b>135,344</b>

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	0	368.00	UT	6.50	6.50	100	1980	1980	3	35	837	
2	0811	CONCRETE B	0	100	0	784.00	SF	5.20	5.20	100	1994	1994	3	70	2,854	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
5	0940	SHEDS/PORT	0	100	16	192.00	SF	30.00	30.00	100	2003	2003	3	22	1,267	

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	000100	C	SFR	100	0006	R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,344
TOTAL MARKET OB/XF VALUE			6,428
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			163,772
SOH/AGL Deduction			56,303
ASSESSED VALUE			107,469
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			57,469
TOTAL JUST VALUE			163,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9412153	ADDITION	1,000	12/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/1678	10/23/2015	WD	Q	I	01	120,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: BOWMAN WENDY						
1978/1710	5/11/2015	CT	U	I	18	60,000
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W9 USP=[YR=1993] N10 W22 S10 E22\$ W40 S2 UGR=[YR=1993] W28 S22 E28 N22\$ S23 E5 FOP=[YR=1995] S8 E30 N8 W30\$ E44 N25\$.