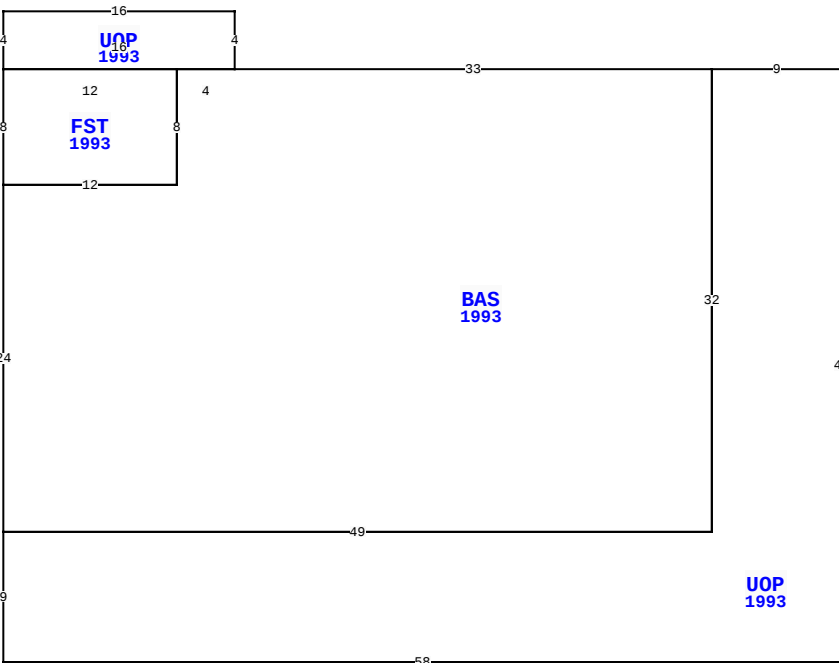


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 16									
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	12	0100	01	CEDAR 100	118.2300	106.70	181,390	1987	1997	0	0	0	12.50	87.50	VALUATION BY STANDARD														
RooF Structur	03	1 SINGLE FAM - 0% - 0													Heated Area: 1472 HX Base Yr														
RooF Cover	01														Tax Group: 6 Tax Dist:														
Interior Wall	05														BUILDING MARKET VALUE 158,716														
Interior Wall	06														TOTAL MARKET OB/XF VALUE 6,403														
Interior Floo	14														TOTAL LAND VALUE - MARKET 120,000														
Interior Floo	09														TOTAL MARKET VALUE 285,119														
Air Condition	03														SOH/AGL Deduction 93,217														
Heating Type	04														ASSESSED VALUE 191,902														
Bedrooms															TOTAL EXEMPTION VALUE 0														
Bathrooms															BASE TAXABLE VALUE 191,902														
Frame Stories Units	1.														TOTAL JUST VALUE 285,119														
Occupancy	00	NCON VALUE 0																											
Quality		04	Quality Level 04												PREVIOUS YEAR MKT VALUE 240,030														
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	1,472	100	1,472	137,429																									
FST	96	55	53	4,948																									
UOP	64	20	13	1,214																									
UOP	810	20	162	15,124																									
TOTALS		2,442	1,700	158,716																									
EXTRA FEATURES					111 LIMOUSINE LN, OUTSIDE COUNTY										BLD DATE				LGL DATE		06/13/2023 MLU								
					XF DATE				LAND DATE				AG 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														
1	0940	SHEDS/PORT	0 0	8 12	96.00	SF	20.10	20.10	100	1986	1986	3	20	386															
2	0681	POLE SHED	0 0	12 20	240.00	SF	15.00	15.00	100	1990	1990	3	20	720															
3	0752	USP	0 0	17 12	204.00	SF	15.00	15.00	100	1986	1986	3	20	612															
4	1242	WD DECK A	0 0	17 5	85.00	SF	10.00	10.00	100	1986	1986	3	20	170															
5	0681	POLE SHED	0 0	10 10	100.00	SF	15.00	15.00	100	2000	2000	3	29	435															
6	0681	POLE SHED	0 0	8 8	64.00	SF	15.00	15.00	100	2000	2000	3	29	278															
7	0681	POLE SHED	0 0	36 16	576.00	SF	15.00	15.00	100	2005	2005	3	44	3,802															
LAND DESCRIPTION																TOTAL OB/XF 6,403													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	2.00	30,000.00	60,000.00	120,000												