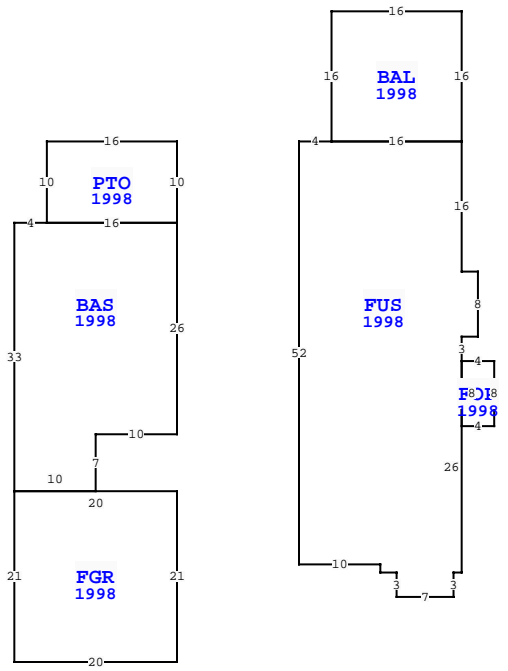


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1043.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAL	256 15 38 4,588
BAS	590 100 590 71,227
FGR	420 55 231 27,887
FOP	32 30 10 1,207
FUS	1,087 100 1,087 131,226
PTO	160 5 8 966
TOTALS	2,545 1,964 237,099

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	11	1,964	143.5896	136.41	267,909	1998	1998	0	0	11.50	88.50		
1 TOWNHOUSE - 0% - 0 Heated Area: 1677 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			237,099
TOTAL MARKET OB/XF VALUE			9,196
TOTAL LAND VALUE - MARKET			192,000
TOTAL MARKET VALUE			438,295
SOH/AGL Deduction			0
ASSESSED VALUE			438,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			438,295
TOTAL JUST VALUE			438,295
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111324	H/AC	1,300	08/08/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/0834	12/13/2017	FJ U	I	I	11	100
GRANTOR: FLESS TONI A ESTATE						
GRANTEE: FLESS DONALD E						
2169/0820	12/13/2017	FJ U	I	I	11	100
GRANTOR: FLESS TONI A ESTATE						
GRANTEE: FLESS DONALD E						

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	0855	CONC PAVER	0	0	0	949.00	UT	10.00	10.00	100	2012	2012	3	94	8,921	
2	0810	CONCRETE A	0	0	0	39.00	SF	6.50	6.50	100	1998	1998	3	77	195	
3	0810	CONCRETE A	0	0	4	16.00	SF	6.50	6.50	100	1998	1998	3	77	80	

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=1998] W16 S10 BAS=[YR=1998] W4 S33 FGR=[YR=1998] S21 E20 N21 W20\$ E10 N7 E10 N26 W16\$ E16 N10\$ PTR= E15 FUS=[YR=1998] E4 BAL=[YR=1998] N16 E16 S16 W16\$ E16 S16 E2 S8 W2 S3 FOP=[YR=1998] E4 S8 W4 N8\$ S26 W1 S3 W7 N3 W2 N1 W10 N52\$ W15\$.

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	DPTH 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	0			32.00	129.00	32.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	192,000							