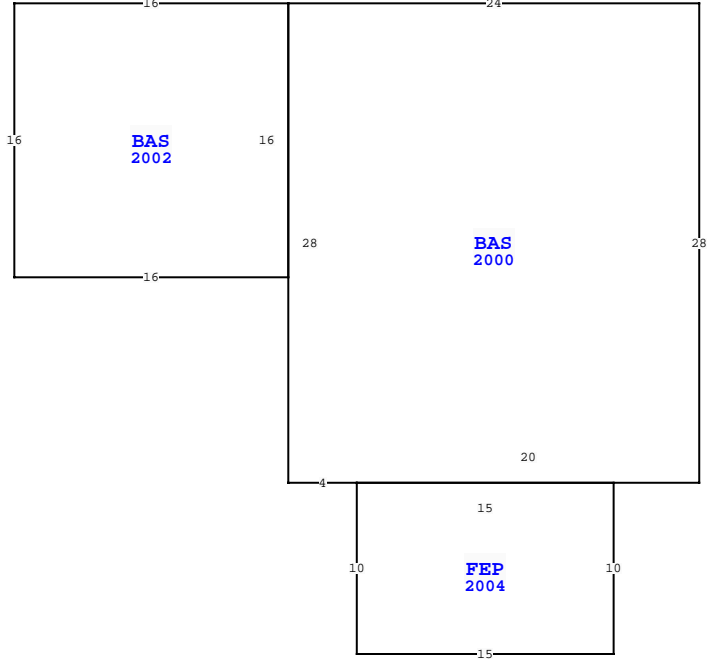




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	08 SHT VINYL 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	1 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
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	672	100	672	64,306
BAS	256	100	256	24,497
FEP	150	80	120	11,483
TOTALS	1,078		1,048	100,288

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,048	118.8000	107.22	112,367	2000	2000	0	0	10.75	89.25	
3 SINGLE FAM - 100% - 2010 Heated Area: 928 HX Base Yr 2010												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			100,288
TOTAL MARKET OB/XF VALUE			22,537
TOTAL LAND VALUE - MARKET			87,000
TOTAL MARKET VALUE			209,825
SOH/AGL Deduction			107,507
ASSESSED VALUE			102,318
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			52,318
TOTAL JUST VALUE			209,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036350	NEW CONSTR	0	01/14/2003
R024192	ADDITION	3,000	06/01/2002
B0108228	XFOB	8,000	04/01/2001
B007637	XFOB	5,080	10/01/2000
B00	GARAGE	0	04/01/2000
B006868	GARAGE	42,075	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0727	10/01/2009	WD	U	I	12	99,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BALLOU GUINN JR & L						
1636/0108	8/24/2009	CT	U	I	12	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

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
2	0812	CONCRETE C	0	100	42	25	1,050.00	SF	4.00	4.00	100	2000	2000	3	80	3,360	
3	0845	KOOL DECK	0	100	0	0	790.00	SF	7.25	7.25	100	2001	2001	3	82	4,697	
4	0910	SCRN RM L	0	100	43	24	1,032.00	SF	15.00	15.00	100	2001	2001	3	20	3,096	
5	0940	SHEDS/PORT	0	100	20	11	220.00	SF	21.30	21.30	100	2001	2001	3	20	937	
6	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2001	2001	3	58	464	
7	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2001	2001	3	29	9,983	

TOTAL OB/XF													22,537					
2640 CHIPMUNK LN, BRYCEVILLE													BLD DATE		LGL DATE		06/13/2023	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2000] W24 BAS=[YR=2002] W16 S16 E16 N16 \$ S28 E4 FEP=[YR=2004] S10 E15 N10 W15\$ E20 N28\$.												

LAND DESCRIPTION													TOTAL OB/XF													22,537				
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,000													