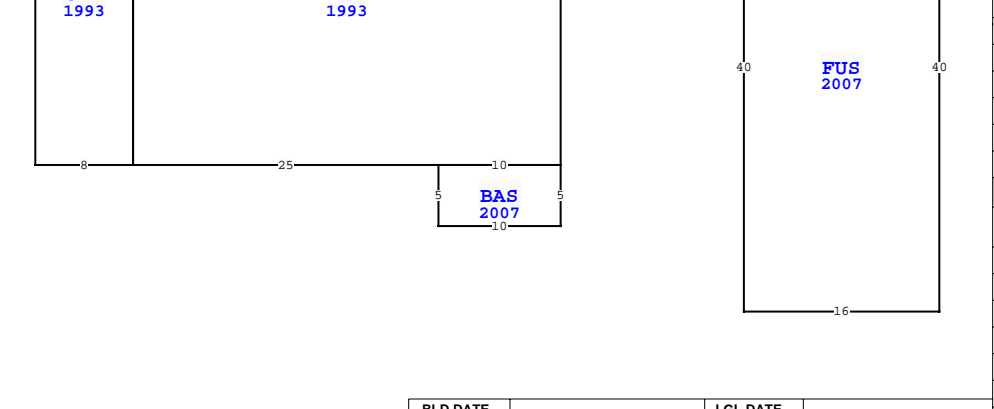


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,929	54.0000	48.74	94,019	1910	1925	0	0	50.00	50.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1862 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	23,883
BAS	50	100	50	1,219
BAS	192	100	192	4,679
FUS	640	100	640	15,597
USP	224	30	67	1,633
TOTALS	2,086		1,929	47,010

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			47,010
TOTAL MARKET OB/XF VALUE			1,368
TOTAL LAND VALUE - MARKET			430,000
TOTAL MARKET VALUE			117,678
SOH/AGL Deduction			14,819
ASSESSED VALUE			102,859
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,859
TOTAL JUST VALUE			478,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0759	11/17/2015	SW	Q	I	01	340,000
GRANTOR: JOHNSON PAUL M						
GRANTEE: WHITE OAK CONSERVAT						
1974/0407	4/10/2015	WD	U	I	11	100
GRANTOR: JOHNSON DORA MAE REVO						
GRANTEE: JOHNSON PAUL M						

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	0681	POLE SHED	0	0	38	30		6.00	100	1950	1950	3	20	1,368	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W19 BAS=[YR=2007] N12 W16 S12 E16\$ W16 USP=[YR=1993] W8 S28 E8 N28\$ S28 E25 BAS=[YR=2007] S5 E10 N5 W10\$ E10 N28\$ PTR=E15 FUS=[YR=2007] E16 S40 W16 N40\$ 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	440.00	440.00	6,600							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	44.00	AC		1.00	1.00	1.00	550.00	550.00	24,200							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	175.00	175.00	3,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,000							