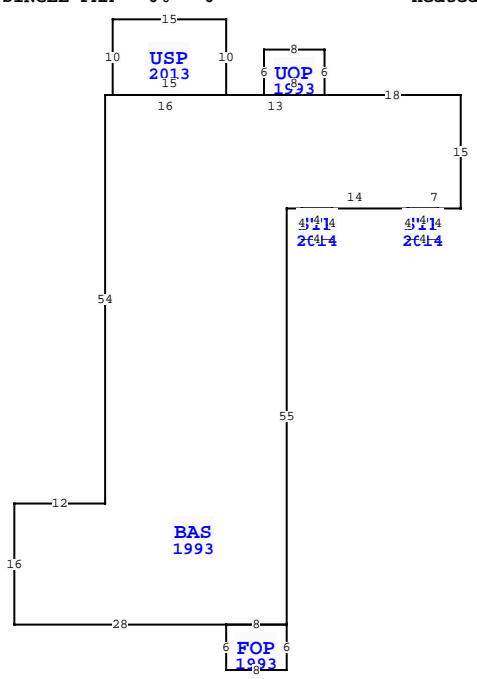


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	07 CORK/VTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 OWNER OCC 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	7002.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,217 100 2,217 181,199
FOP	48 30 14 1,144
STP	16 10 2 164
STP	16 10 2 164
UOP	48 20 10 818
USP	150 30 45 3,678
TOTALS	2,495 2,290 187,166

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,290	110.1030	99.37	227,557	1940	1980	0	0	0	17.75	82.25	
1 SINGLE FAM - 0% - 0 Heated Area: 2217 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	198,966	
TOTAL MARKET OB/XF VALUE	5,145	
TOTAL LAND VALUE - MARKET	61,674	
TOTAL MARKET VALUE	265,785	
SOH/AGL Deduction	70,105	
ASSESSED VALUE	195,680	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	195,680	
TOTAL JUST VALUE	265,785	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	231,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4174	REPAIR/RRF	0	02/01/2018
2337	REPAIR/RRF	55	11/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0414	2/13/2018	WD Q	Q	I	01	176,000

GRANTOR: THOMAS YVETTE & GERRY
GRANTEE: ROSENGARTEN MICHAEL
1883/1714 10/07/2013 PR U I 11 100
GRANTOR: CARD ANNABELLE ESTATE
GRANTEE: WILSON PATRICIA ETA

BUILDING NOTES	
<p>BUILDING DIMENSIONS BAS=[YR=1993] W18 UOP=[YR=1993] N6 W8 S6 E8 \$ W13 USP=[YR=2013] N10 W15 S10 E15\$ W16 S54 W12 S16 E28 FOP=[YR=1993] S6 E8 N6 W8 \$ E8 N55 E2 STP=[YR=2014] S4 E4 N4 W4\$ E14 STP=[YR=2014] S4 E4 N4 W4\$ E7 N15\$.</p>	

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
5	0810	CONCRETE A	0	0	0	0	693.00	SF	6.50	6.50	100	1977	1977	3	29	1,306	
6	0351	CARPET MT	0	0	20	12	240.00	SF	5.00	5.00	100	2003	2003	3	22	264	
9	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	100	1996	1996	3	73	2,126	
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2004	2004	3	24	96	
11	0810	CONCRETE A	0	0	11	16	176.00	SF	6.50	6.50	100	1980	1980	3	35	400	
16	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2003	2003	3	84	328	
17	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	1970	1970	3	22	43	
18	0825	BRICK	0	0	22	3	66.00	SF	12.50	12.50	100	1977	1977	3	70.5	582	

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	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	0	0005		0.00	0.00	13,665.63	SF		1.00	1.00	1.00	2.50	2.50	34,164							
2	000115	C	SFR ACRES	0	0005		0.00	0.00	0.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	27,510							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	05 AVERAGE 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	2 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	2 100
Stories	0 0 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	7002.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
AOF	144 100 144 1,175
BAS	1,248 100 1,248 10,184
CAN	20 30 6 49
UST	120 40 48 392
TOTALS	1,532 1,446 11,800

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 BARNs	-	0%	-	0								
Heated Area: 1392					HX Base Yr							

NASSAU COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			198,966
TOTAL MARKET OB/XF VALUE			5,145
TOTAL LAND VALUE - MARKET			61,674
TOTAL MARKET VALUE			265,785
SOH/AGL Deduction			70,105
ASSESSED VALUE			195,680
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,680
TOTAL JUST VALUE			265,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0414	2/13/2018	WD Q	Q	I	01	176,000
GRANTOR: THOMAS YVETTE & GERRY						
GRANTEE: ROSENGARTEN MICHAEL						
1883/1714	10/07/2013	PR U	I	11		100
GRANTOR: CARD ANNABELLE ESTATE						
GRANTEE: WILSON PATRICIA ETA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W26 S26 UST=[YR=1993] W12 S10 AOF=[YR=1993] S12 E7 CAN=[YR=2014] S4 E5 N4 W5\$ E5 N12 W12\$ E12 N10\$ S22 E26 N48\$.	

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