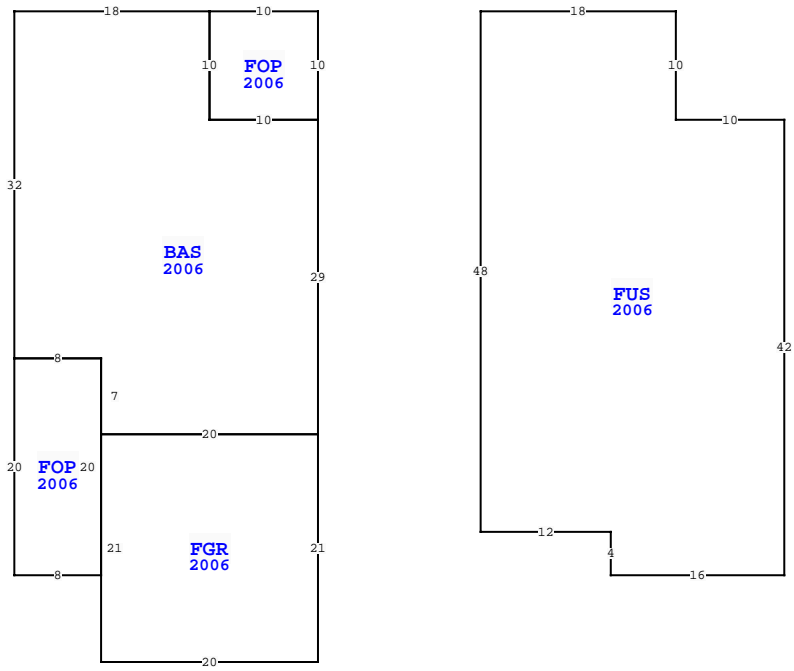




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	936	100	936
FGR	420	55	231
FOP	100	30	30
FOP	160	30	48
FUS	1,308	100	1,308
TOTALS	2,924		2,553
			241,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,553	113.2032	102.17	260,840	2006	2006	0	0	0	7.55	92.45
1 SINGLE FAM - 0% - 0 Heated Area: 2244 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,147
TOTAL MARKET OB/XF VALUE			3,712
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			299,859
SOH/AGL Deduction			53,440
ASSESSED VALUE			246,419
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			246,419
TOTAL JUST VALUE			299,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10922	H/AC	0	01/01/2006
E16564	NEW CONSTR	2,000	01/01/2006
P10278	NEW CONSTR	0	11/01/2005
B16209	NEW CONSTR	161,198	10/01/2005
R08333	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/1296	2/13/2013	WD Q		I	02	125,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AMERICAN HOMES 4 RE						
1804/0958	7/30/2012	CT U		I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

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
1	0810	CONCRETE A	0	0	37	16			6.50	100	2006	2006
2	0810	CONCRETE A	0	0	19	3			6.50	100	2006	2006

TOTAL OB/XF												
3,712												

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W10 S10 E10\$W10 N10 W18 S32 FOP=[YR=2006] S20 E8 N20 W8\$E8 S7 E20\$W20 S21 E20\$ PTR= E15N12 FUS=[YR=2006] N48 E18 S10 E10 S42 W16 N4 W12\$ S12W15\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00