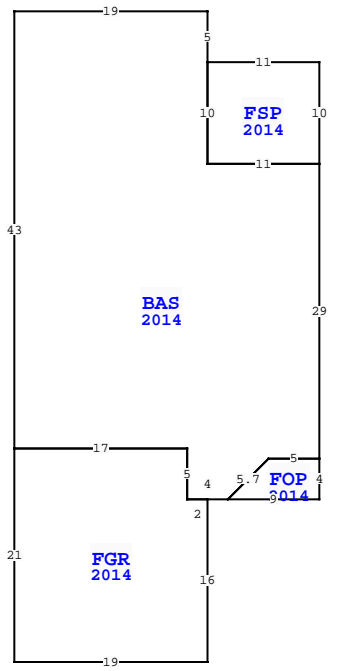


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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
	SUBAREA MARKET VALUE
BAS	1,162 100 1,162 136,499
FGR	389 55 214 25,138
FOP	28 30 8 940
FSP	110 40 44 5,169
TOTALS	1,689 1,428 167,746

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,428	134.8776	121.73	173,830	2014	2014	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1162 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			167,746
TOTAL MARKET OB/XF VALUE			7,442
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			230,188
SOH/AGL Deduction			85,612
ASSESSED VALUE			144,576
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			94,576
TOTAL JUST VALUE			230,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327802	CO ISSUED	0	02/03/2014
B1327802	NEW CONSTR	146,743	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0178	3/27/2015	WD Q	Q	I	02	137,000
GRANTOR: GRUBNER JOHN & GEORGI						
GRANTEE: BAXTER MELISSA P &						
1964/1854	2/23/2015	FJ U	I	11		0
GRANTOR: GRUBNER JAMES S EST						
GRANTEE: GRUBNER JOHN & GEOR						

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	0810	CONCRETE A	0	100	0	0			6.50	100	2014	2014	3	95	4,366	
2	0476	VF 6 SBPL	0	100	0	0			32.00	100	2014	2014	3	89	3,076	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2014] W11 BAS=[YR=2014] N5 W19 S43 FGR=[YR=2014] S21 E19 N16 W2 N5 W17 \$ E17 S5 E4 FOP=[YR=2014] E9 N4 W5 D4 L4 \$ R4 U4 E5 N29 W11 N10 \$ S10 E11 N10 \$.	

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							