

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,819	100	1,819	174,949
FGR	420	55	231	22,217
FOP	73	30	22	2,116
FSP	91	40	36	3,462
FUS	182	100	182	17,504
TOTALS	2,585		2,290	220,249

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	0	40	16		640.00	SF 6.50	100	2006	2006	3	88	3,661	
2	0810	CONCRETE A	0	0	12	3		36.00	SF 6.50	100	2006	2006	3	88	206	
3	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2007	2007	3	74	222	
4	0476	VF 6 SBPL	0	0	0	0		15.00	LF 32.00	100	2007	2007	3	74	355	
5	0476	VF 6 SBPL	0	0	0	0		112.00	LF 16.00	100	2007	2007	3	74	1,326	

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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	
0100	01	2,290	114.1602	103.03	235,939	2006	2008	0	0	0
1 SINGLE FAM - 0% - 0 Heated Area: 2001 HX Base Yr										

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
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VALUATION BY STANDARD										
Tax Group: 4 Tax Dist:										
BUILDING MARKET VALUE 220,249										
TOTAL MARKET OB/XF VALUE 5,770										
TOTAL LAND VALUE - MARKET 55,000										
TOTAL MARKET VALUE 281,019										
SOH/AGL Deduction 52,065										
ASSESSED VALUE 228,954										
TOTAL EXEMPTION VALUE 0										
BASE TAXABLE VALUE 228,954										
TOTAL JUST VALUE 281,019										
NCON VALUE 0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE 241,756										

TOTAL OB/XF											5,770	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

BUILDING NOTES										
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BUILDING DIMENSIONS										
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FGR=[YR=2006] N21 BAS=[YR=2006] N45 W26 S3 FSP=[YR=2007] W13 S7 E13 N7\$S7W13S44 R3 D3 E8 FOP=[YR=2006] S3 R3 D3 E5 N11 W5 S2 L3 D3 \$ U3 R3 N2 E5 N7 E20\$W20 S21 E20\$ PTR=N66E15 FUS=[YR=2006] E13 S14 W13 N14\$ W15 S66\$.