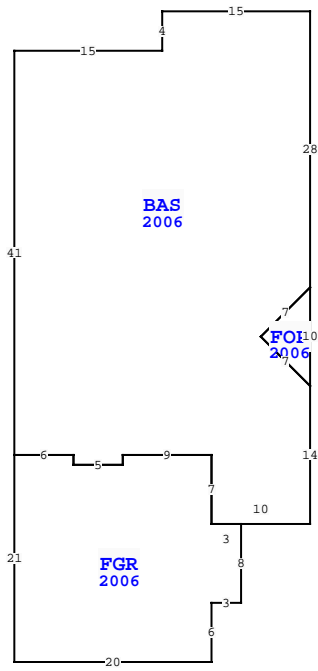


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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
BAS	1,340	100	1,340
FGR	439	55	241
FOP	25	30	8
			SUBAREA MARKET VALUE
			138,241
			24,863
			826
TOTALS	1,804		1,589
			163,930

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,589	123.6444	111.59	177,317	2006	2006	0	0	0	7.55	92.45
1 SINGLE FAM - 100% - 2017 Heated Area: 1340 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			163,930
TOTAL MARKET OB/XF VALUE			10,313
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			229,243
SOH/AGL Deduction			91,959
ASSESSED VALUE			137,284
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			87,284
TOTAL JUST VALUE			229,243
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18600	CO ISSUED	0	10/01/2006
B18600	NEW CONSTR	0	10/01/2006
E18140	NEW CONSTR	2,000	10/01/2006
M12187	H/AC	0	10/01/2006
P11612	NEW CONSTR	0	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1828/1632	11/30/2012	QC	U	I	11	100
GRANTOR: SEXTON KATHRYN L						
GRANTEE: SEXTON AARON J						
1489/0009	3/29/2007	WD	Q	I		168,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: SEXTON AARON J & KA						

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	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	
2	0810	CONCRETE A	0 100	51	3	153.00	SF	6.50	6.50	100	2006	2006	3	88	875	
3	0810	CONCRETE A	0 100	0	0	1,500.00	SF	6.50	6.50	100	2006	2006	3	88	8,580	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 R5 D5 \$ U5 L5 U5 R5 N28 W15 S4 W15 S41 FGR=[YR=2006] S21 E20 N6 E3 N8 W3 N7 W9 S1W5N1W6\$E6S1E5N1 E9S7E10\$.

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								