

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	4046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,329	100	1,329
FGR	380	55	209
FOP	16	30	5
PTO	150	5	8
UOP	90	20	18
UOP	170	20	34
TOTALS	2,135		1,603
			153,481

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,603	122.2980	110.37	176,923	1995	1995	0	0	13.25	86.75

1 SINGLE FAM - 100% - 1996 Heated Area: 1329 HX Base Yr 1996

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			153,481
TOTAL MARKET OB/XF VALUE			14,500
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			217,981
SOH/AGL Deduction			105,194
ASSESSED VALUE			112,787
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			62,787
TOTAL JUST VALUE			217,981
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26283	REMODEL	4,323	08/01/2012
B24472	REPAIR/RRF	4,485	03/01/2011
B21550	REPLACE ENTRY DOO	3,200	06/01/2008
974047	ADDITION	0	06/01/1997
95-01961	NEW CONSTR	78,500	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0738/0053	8/30/1995	WD Q	Q	I		79,600

GRANTOR: ATLANTIC BUILDERS INC  
GRANTEE: MCCULLOUGH MICHAEL  
0694/1102 12/17/1993 CT U V 14 650,000  
GRANTOR: CLERK OF COURT  
GRANTEE: SUN BANK-NORTH FLA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20	100	2009
3	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	1995
4	0472	VF 2 RAIL	0 100	0	0	3.00	LF	15.00	15.00	100	2006
5	0471	VINYL FNC	0 100	0	0	255.00	LF	32.00	32.00	100	2006
6	0835	QUARY TILE	0 100	0	0	38.00	SF	10.00	10.00	100	2010

TOTAL OB/XF												14,500												
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

LAND DESCRIPTION												TOTAL OB/XF				14,500								
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							