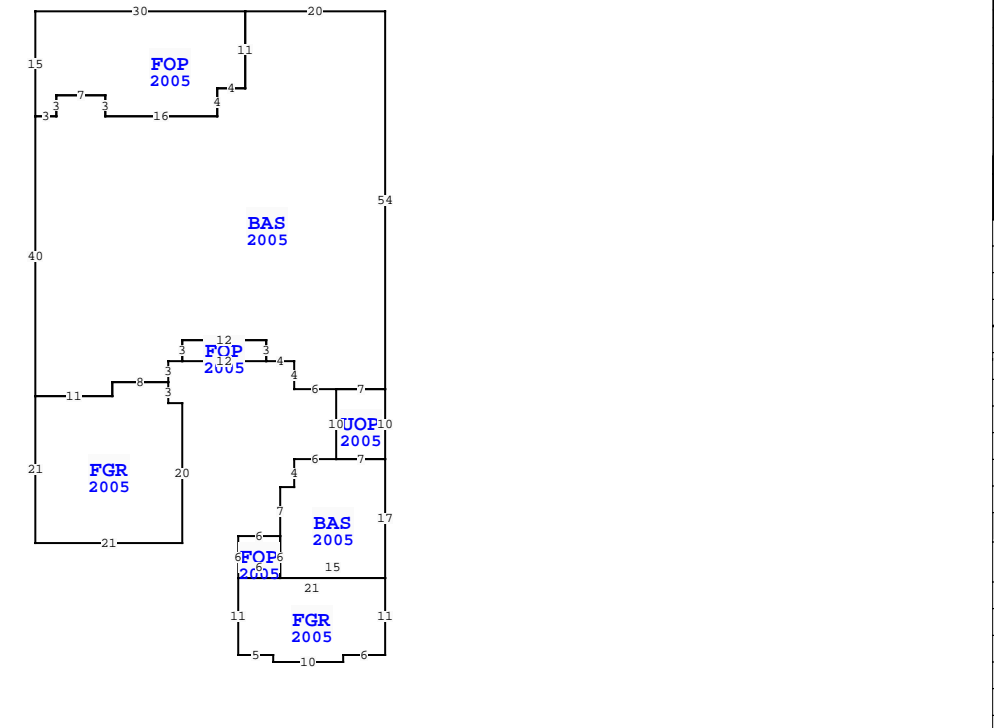




ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,972	120.6396	108.88	323,591	2005	2005	0	0	8.15	91.85



Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4047.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	247	24,701
BAS	2,182	100	2,182	218,214
FGR	241	55	133	13,301
FGR	455	55	250	25,002
FOP	36	30	11	1,100
FOP	36	30	11	1,100
FOP	413	30	124	12,401
UOP	70	20	14	1,400
TOTALS	3,680		2,972	297,218

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,218
TOTAL MARKET OB/XF VALUE			5,412
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			357,630
SOH/AGL Deduction			145,042
ASSESSED VALUE			212,588
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			162,588
TOTAL JUST VALUE			357,630
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14486	ELEC OTHER	2,000	03/01/2005
M09328	MECH OTHER	0	02/01/2005
B0413430	NEW CONST	194,559	08/01/2004
R046529	REPAIR/RRF	3,500	08/01/2004
B0413318	FOUNDATION	3,500	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1651/1066	11/06/2009	QC	U	I	30	103,000
GRANTOR: KOIRO DAVID E						
GRANTEE: KOIRO DAVID E & JAC						
1402/1855	4/10/2006	WD	Q	I		277,000
GRANTOR: WEEMS JOHN K & LINDA						
GRANTEE: KOIRO DAVID E						

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	0855	CONC PAVER	0	100	32	3		7.00	7.00	100	2005	2005	3	87	585	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2005	2005	3	87	4,827	

BLD DATE		03/14/2023	NW	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W20 FOP=[YR=2005] W30 S15 E3 N3 E7 S3 E16 N4 E4 N11\$ S11 W4 S4 W16 N3 W7 S3 W3 S40 FGR=[YR=2005] S21 E21 N20 W2 N3 W8 S2 W11\$ E11 N2 E8 N3 E2 FOP=[YR=2005] E12 N3 W12 S3\$ N3 E12 S3 E4 S4 E6 UOP=[YR=2005] S10 BAS=[YR=2005] W6 S4 W2 S7 FOP=[YR=2005] W6 S6 FGR=[YR=2005] S11 E5 S1 E10 N1 E6 N11 W21\$ E6 N6\$ S6 E15 N17 W7\$ E7 N10 W7\$ E7 N54\$ .	

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							