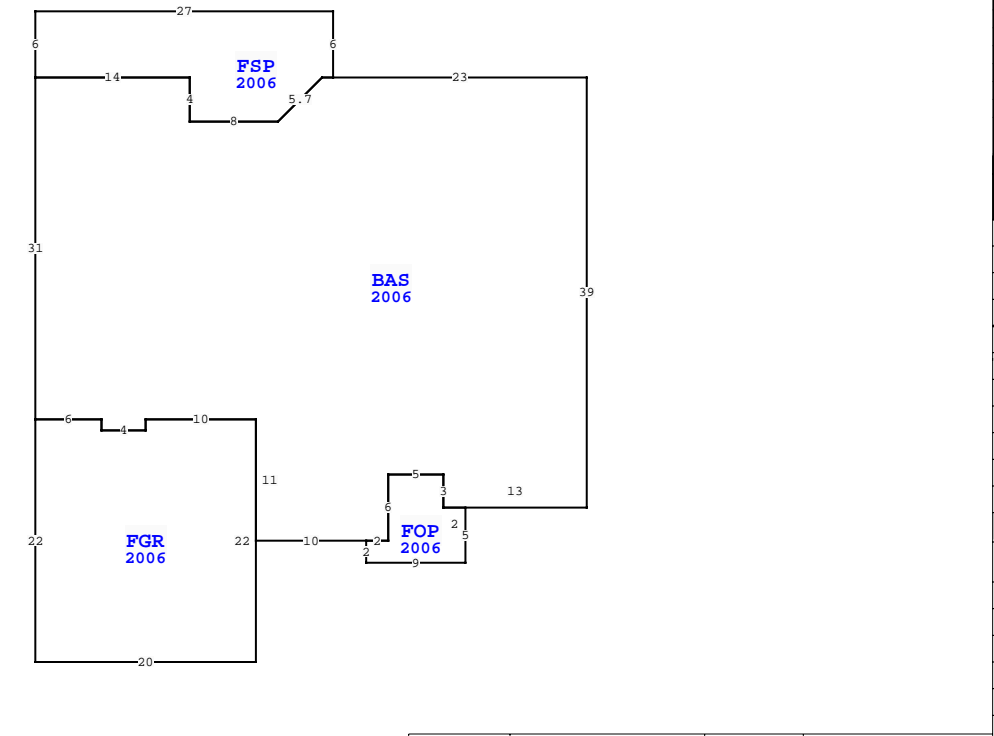




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
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
1	SINGLE FAM	- 100%	- 2008		Heated Area: 1775					HX Base Yr 2008	



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	1,775	100	1,775	181,739
FGR	436	55	240	24,573
FOP	54	30	16	1,638
FSP	202	40	81	8,293
TOTALS	2,467		2,112	216,244

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			216,244
TOTAL MARKET OB/XF VALUE			7,091
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			278,335
SOH/AGL Deduction			127,441
ASSESSED VALUE			150,894
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			100,894
TOTAL JUST VALUE			278,335
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516804	NEW CONSTR	0	06/13/2006
M11290	MECH OTHER	0	03/01/2006
C0516804	CO ISSUED	134,092	11/01/2005
B0516804	NEW CONSTR	134,092	11/01/2005
B0516515	FOUNDATION	3,500	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1008	8/21/2006	WD Q	Q	I		225,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: PLOURDE ADRIENNE &						
1341/1627	8/15/2005	WD U	V	19		2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

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	0	75.00	SF	10.00	10.00	100	2006	2006	3	88	660	
2	0811	CONCRETE B	0	100	0	640.00	SF	5.20	5.20	100	2006	2006	3	88	2,929	
3	0476	VF 6 SBPL	0	100	0	144.00	LF	32.00	32.00	100	2008	2008	3	76	3,502	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W23 FSP=[YR=2006] N6 W27 S6 E14 S4 E8 R4 U4 E1\$ W1 D4 L4 W8 N4 W14 S31 FGR=[YR=2006] S22 E20 N22 W10 S1 W4 N1 W6\$ E6S1E4N1 E10S11 E10 FOP=[YR=2006] S2 E9 N5 W2 N3 W5 S6 W2\$ E2 N6 E5 S3 E13 N39\$.	

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							