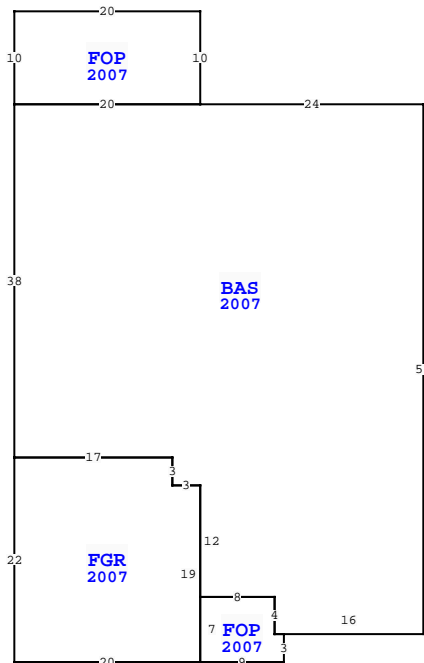


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	17	CB STUCCO 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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		4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	200,807
FGR	431	55	237	22,609
FOP	59	30	18	1,717
FOP	200	30	60	5,724
TOTALS	2,795		2,420	230,857

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: 2105					HX Base Yr 2008	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,857	
TOTAL MARKET OB/XF VALUE		2,986	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		283,843	
SOH/AGL Deduction		128,270	
ASSESSED VALUE		155,573	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		100,573	
TOTAL JUST VALUE		283,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623353	H/AC	0	08/01/2016
E19337	ELEC OTHER	1,800	06/01/2007
M13038	MECH OTHER	0	06/01/2007
C19890	CO ISSUED	205,000	05/01/2007
B19890	NEW CONSTR	205,000	05/01/2007
P12394	OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1855	10/01/2007	WD	Q	I		209,100
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: KUKLA DONALD P JR						
1493/1936	4/20/2007	WD	U	V	07	100
GRANTOR: ONE AND THREE ACQUISIT						
GRANTEE: MAGNOLIA HOMES INC						

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	0	0			486.00	SF	6.50	2007	2007	3	89	2,812
2	0810	CONCRETE A	0	100	10	3			30.00	SF	6.50	2007	2007	3	89	174

BUILDING NOTES	
BLD DATE 05/17/2022 NW LGL DATE XF DATE 01/25/2008 KK LAND DATE 01/25/2008 KK INC DATE AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2007] W24 FOP=[YR=2007] N10 W20 S10 E20\$ W20 S38 FGR=[YR=2007] S22 E20 FOP=[YR=2007] E9 N3 W1 N4 W8 S7\$ N19 W3 N3 W17\$ E17 S3 E3 S12 E 8 S4 E16 N57\$.	

LAND DESCRIPTION		TOTAL OB/XF															2,986							
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							