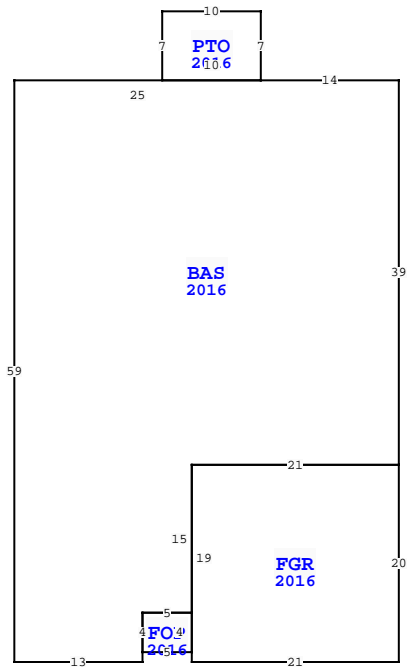


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	60	
Interior Floo	08	SHT VINYL	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		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	07	
NEIGHBORHOOD/LOC		7003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	191,908
FGR	420	55	231	23,886
FOP	20	30	6	620
PTO	70	5	4	413
TOTALS	2,366		2,097	216,827

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,097	117.5020	106.05	222,387	2016	2016	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2017 Heated Area: 1856 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			216,827
TOTAL MARKET OB/XF VALUE			4,451
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			261,278
SOH/AGL Deduction			113,645
ASSESSED VALUE			147,633
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			97,633
TOTAL JUST VALUE			261,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4018	NEW CONSTR	0	02/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/1082	6/30/2016	SW	Q	I	02	152,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SKAU THOMAS W & JEN						
2027/0801	2/04/2016	SW	U	V	30	100,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC JACK						

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	706.00	SF	6.50	6.50	100	2016	2016	3	97	4,451	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000								