



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2,099	263,120
FOP	183	30	55	6,895
FOP	240	30	72	9,026
FUS	1,488	100	1,488	186,528
SFB	506	80	405	50,769

TOTALS	4,516		4,119	516,337
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	0	20	25	500.00	SF	35.00
3	0510	GARAGE WD-	0	0	30	25	750.00	SF	35.00
4	0825	BRICK	0	0	0	0	957.00	SF	12.50
5	0858	SCULP CONC	0	0	0	0	1,468.00	SF	13.00
6	0811	CONCRETE B	0	0	0	0	962.00	SF	5.20
7	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00
8	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00
9	1076	TRELLIS A	0	0	0	0	245.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	0		RSF	1180.00	100.00	180.00
2	000115	C	SFR ACRES	0		RSF	1 0.00	0.00	3.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	4,119	122.0000	183.00	753,777	1967	1980	0	0
1 SFR CUST - 0% - 2024									
Heated Area: 3992									
HX Base Yr									

TOTAL OB/XF									
40,353									

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40,353									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
516,337									
TOTAL MARKET OB/XF VALUE									
40,353									
TOTAL LAND VALUE - MARKET									
3,000,000									
TOTAL MARKET VALUE									
3,556,690									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
3,556,690									
TOTAL EXEMPTION VALUE									
35									
BASE TAXABLE VALUE									
2,602,853									
TOTAL JUST VALUE									
3,556,690									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
2,845,155									

GRANTEE:									
BUILDING NOTES									
BUILDING DIMENSIONS									
SFB=[YR=1993] W23 BAS=[YR=1993] N11 W13 FOP=[YR=1993] W35 S6 E14 N3 E9 S3 E12 N6\$ S6 W12 N3 W9 S3 W14 S5 W23 S22 E23 S4 E9 FOP=[YR=1993] S8 E30 N8 W30\$ E39 N26\$ S22 E23 N22\$ PTR=E15 FUS=[YR=1993] E48 S31 W48 N31\$ W15\$.									

BUILDING NOTES									
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SFB=[YR=1993] W23 BAS=[YR=1993] N11 W13 FOP=[YR=1993] W35 S6 E14 N3 E9 S3 E12 N6\$ S6 W12 N3 W9 S3 W14 S5 W23 S22 E23 S4 E9 FOP=[YR=1993] S8 E30 N8 W30\$ E39 N26\$ S22 E23 N22\$ PTR=E15 FUS=[YR=1993] E48 S31 W48 N31\$ W15\$.									