



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	957	103,687
BAS	49	100	49	5,309
BAS	571	100	571	61,866
FGR	641	55	353	38,246
FOP	246	30	74	8,017
FOP	96	30	29	3,142
FSP	96	40	38	4,117
FUS	984	100	984	106,612
STP	12	10	1	108
STP	35	10	4	433
TOTALS	3,687		3,060	331,538

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
3	0861	POOL GUNIT	0 100	0	0	437.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	1,002.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	1,243.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,060	102.5800	128.22	392,353	1988	1992	0	0	15.50	84.50
1 SNGL FAM - 100% - 1989 Heated Area: 2561 HX Base Yr 1989											

TOTAL OB/XF											
54,599											

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54,599											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 331,538											
TOTAL MARKET OB/XF VALUE 54,599											
TOTAL LAND VALUE - MARKET 262,500											
TOTAL MARKET VALUE 648,637											
SOH/AGL Deduction 342,286											
ASSESSED VALUE 306,351											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 256,351											
TOTAL JUST VALUE 648,637											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 562,462											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709260	SWIM POOL	30,000	10/19/2017
M13770	MECH OTHER	0	04/01/2008
B21217	ADDITION	75,500	03/01/2008
R11115	REPAIR/RRF	5,000	03/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0540/1274	4/15/1988	WD	Q	I		132,600			
GRANTOR: TIDEWATER DEV CORP									
GRANTEE: KOTOPKA JOSEPH & T									
0531/1193	11/25/1987	WD	U	V		22,000			
GRANTOR: ISLES DEV CORP									
GRANTEE: TIDEWATER DEV CORP									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 BAS=[YR=2008] N9 FSP=[YR=2008] N12 W8 S12 E8\$ W8 N12 W21 FOP=[YR=2008] W1 STP=[YR=2008] N3 W4 S3 E4\$ W7 S12 E8 N12\$ S12 W8 S4 STP=[YR=2008] W7 S5 FGR=[YR=1993] W9 S30 E23 FOP=[YR=1993] E41 N6 W41 S6\$ N23 BAS=[YR=2008] N7 W7 S7 E7\$ W7 N7 W7\$ E7 N5\$ S5 E19 N2 E7 S2 E11 \$ W11 N2 W7 S2 W12 S23 E41 N23 \$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24 \$ W15 \$.											