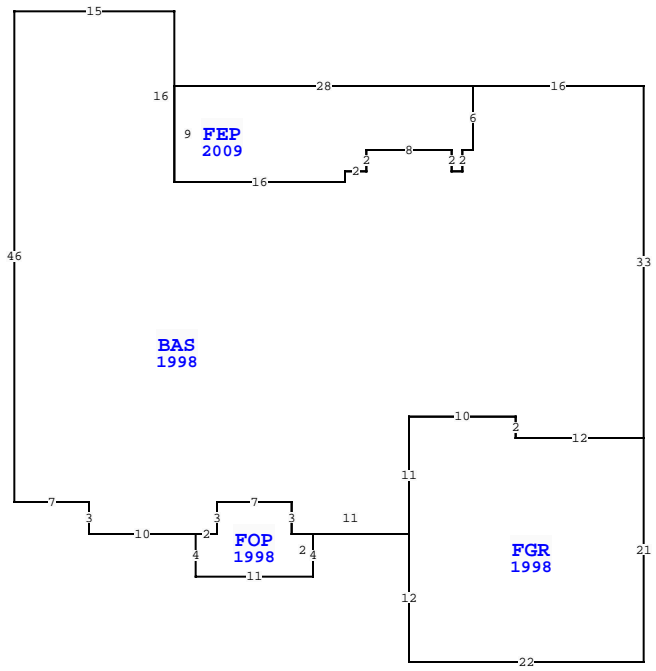


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,101	100	2,101
FEP	222	80	178
FGR	482	55	265
FOP	65	30	20
TOTALS	2,870		2,564
			396,171

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,564	138.8851	173.61	445,136	1998	2001	0	0	11.00	89.00
1 SNGL FAM - 100% - 1999 Heated Area: 2101 HX Base Yr 1999											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			396,171
TOTAL MARKET OB/XF VALUE			13,281
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			759,452
SOH/AGL Deduction			519,560
ASSESSED VALUE			239,892
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			189,892
TOTAL JUST VALUE			759,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			642,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704543	NEW CONSTR	115,218	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0639	6/04/2019	LE U		I	11	100
GRANTOR: KELLER DONALD M & SUS						
GRANTEE: KELLER TRUST						
0829/1831	4/16/1998	WD Q		I		166,400
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: KELLER DONALD M & S						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	1,123.00	SF	6.50	6.50	100	1998	1998	3	75	5,475	
3	0810	CONCRETE A	0	100	0	168.00	SF	6.50	6.50	100	1998	1998	3	75	819	
4	0810	CONCRETE A	0	100	0	614.00	SF	6.50	6.50	100	2001	2001	3	80	3,193	
5	0911	SCRN RM A	0	100	0	274.00	SF	17.50	17.50	100	2001	2001	3	20	959	
TOTALS															13,281	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							