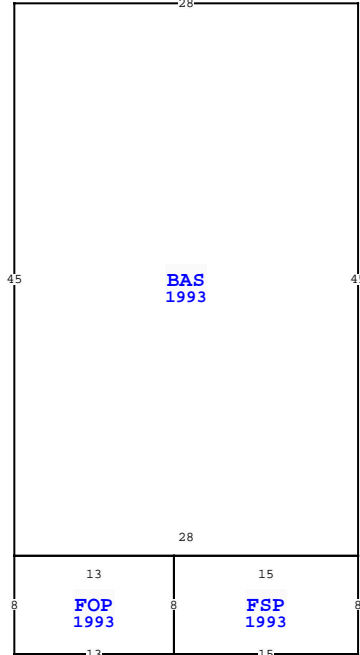


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	07	ASB SHNGLE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	03	PLASTER	100	
Interior Floo	12	HARDWOOD	80	
Interior Floo	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	104,835
FOP	104	30	31	2,579
FSP	120	40	48	3,993
TOTALS	1,484		1,339	111,408

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,339	110.8640	105.32	141,023	1937	1995	0	0	21.00	79.00
1 SINGLE FAM - 100% - 2016										Heated Area: 1260	HX Base Yr 2016



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			111,408
TOTAL MARKET OB/XF VALUE			6,429
TOTAL LAND VALUE - MARKET			261,250
TOTAL MARKET VALUE			379,087
SOH/AGL Deduction			208,999
ASSESSED VALUE			170,088
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			120,088
TOTAL JUST VALUE			379,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032429	REMODEL	1,000	01/30/2003
B9147	REPAIR/RRF	2,800	06/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0592	6/15/2015	WD Q	Q	I	01	185,000
GRANTOR: SANDS JAMES M JR & EM						
GRANTEE: STEFAN KATHRYN D						
1930/1875	7/30/2014	WD Q	Q	I	01	160,000
GRANTOR: SALTMARSH ERNIE						
GRANTEE: SANDS JAMES M JR &						

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	1076	TRELLIS A	0	100	10	8		7.50	7.50	100	2013	2013	3	71	426	
2	0825	BRICK	0	100	0	0		12.50	12.50	100	2013	2013	3	98	5,745	
3	0825	BRICK	0	100	6	4		12.50	12.50	100	1990	1990	3	86	258	
TOTALS															6,429	

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	0006	R-1	96.00	98.00	1.00	LT		1.00	1.00	0.95	275,000.00	261,250.00	261,250							