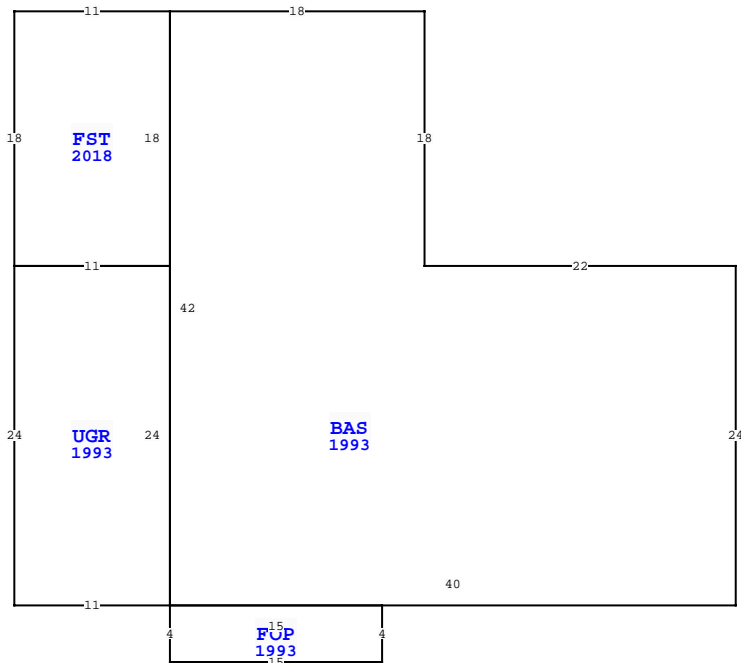


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	12 HARDWOOD 70			
Interior Floo	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
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	04 Quality Level 04			
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	1,284	100	1,284	142,722
FOP	60	30	18	2,001
FST	198	55	109	12,116
UGR	264	45	119	13,227
TOTALS	1,806		1,530	170,066

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,530	127.8774	121.48	185,864	1960	2005	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1284 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			170,066
TOTAL MARKET OB/XF VALUE			7,292
TOTAL LAND VALUE - MARKET			220,000
TOTAL MARKET VALUE			397,358
SOH/AGL Deduction			85,975
ASSESSED VALUE			311,383
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			311,383
TOTAL JUST VALUE			397,358
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102183	H/AC	1,000	12/27/2010
20033784	REPAIR/RRF	4,000	09/05/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0685	8/31/2018	WD	Q	I	01	285,000
GRANTOR: HACKNEY ELIZABETH						
GRANTEE: BECKER AMANDA S						
0630/1080	7/11/1991	WD	U	I		67,900
GRANTOR: SPENCER DORENDA						
GRANTEE: HACKNEY CHRIS & E M						

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	0855	CONC PAVER	0	0	0	60.00	SF	10.00	10.00	100	2004	2004	3	84	504	
2	0855	CONC PAVER	0	0	0	655.00	SF	10.00	10.00	100	2004	2004	3	84	5,502	
3	0940	SHEDS/PORT	0	0	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
4	0855	CONC PAVER	0	0	0	96.00	SF	10.00	10.00	100	2004	2004	3	84	806	
TOTALS													7,292			

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	0	0006	R-1	67.00	137.00	1.00	LT		1.00	1.00	0.80	275,000.00	220,000.00	220,000							