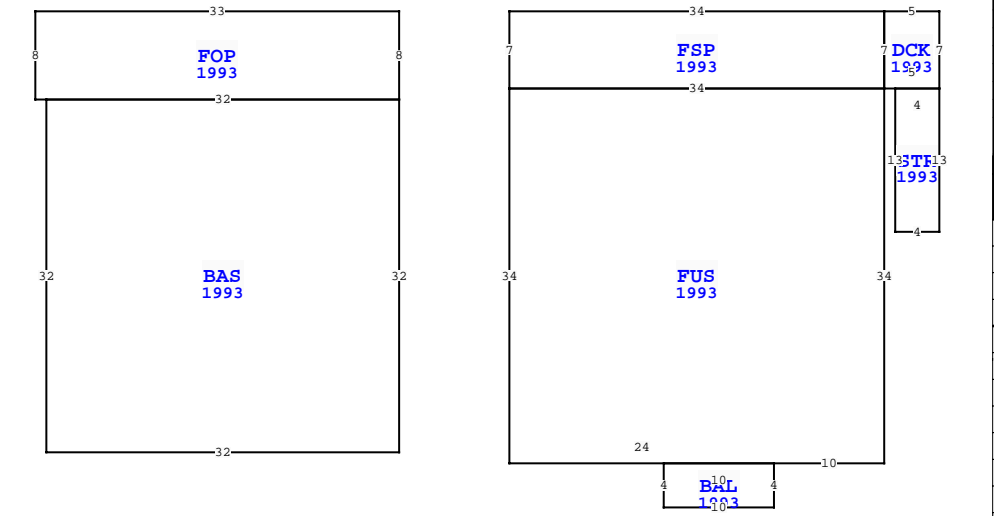




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	23	REINF CONC 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	03	MASONRY 100	
Stories	2.	2. 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		1043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	40	15	6
BAS	1,024	100	1,024
DCK	35	10	4
FOP	264	30	79
FSP	238	40	95
FUS	1,156	100	1,156
STR	52	10	5
TOTALS	2,809		2,369
			223,849

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,369	115.5000	109.72	259,927	1985	1995		0	0	13.88	86.12
1 SINGLE FAM - 100% - 2010 Heated Area: 2180 HX Base Yr 2010												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			223,849
TOTAL MARKET OB/XF VALUE			7,822
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			501,671
SOH/AGL Deduction			279,322
ASSESSED VALUE			222,349
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			172,349
TOTAL JUST VALUE			501,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090853	REPAIR/RRF	4,128	07/01/2009
B9710507	REPAIR/RRF	2,500	05/27/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0276	5/26/2009	WD	U	I	12	213,900

GRANTOR: AURORA LOAN SERVICES
GRANTEE: MCCORMAC DANIEL W &
1607/0112 2/25/2009 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: AURORA LOAN SERVICE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
2	0810	CONCRETE A	0 100	42	19	798.00	SF	6.50	6.50	100	1985
3	0855	CONC PAVER	0 100	0	0	219.00	SF	10.00	10.00	100	2014
4	0855	CONC PAVER	0 100	0	0	134.00	SF	10.00	10.00	100	2014

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
7,822											

BUILDING NOTES											
FOP=[YR=1993] W33 S8 E1 BAS=[YR=1993] S32 E32 N32 W32S E32 N8\$ PTR=E10 FSP=[YR=1993] E34 DCK=[YR=1993] E5S7 STR=[YR=1993] S13W4N13E4\$W5N7\$S7 FUS=[YR=1993] S34 W10 BAL=[YR=1993] S4 W10 N4 E10\$ W24 N34E34\$ W34 N7\$ W10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	60.00	115.00	60.00	FF	1.00

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV