

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,725	125.1840	156.48	426,408	1968	1995	0	0	23.50	76.50

1 SNGL FAM - 100% - 2000 Heated Area: 2468 HX Base Yr 2000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			326,202
TOTAL MARKET OB/XF VALUE			5,193
TOTAL LAND VALUE - MARKET			236,250
TOTAL MARKET VALUE			567,645
SOH/AGL Deduction			343,768
ASSESSED VALUE			223,877
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			173,877
TOTAL JUST VALUE			567,645
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			554,413

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	SUBAREA MARKET VALUE
BAS	2,385	100	285,502
FOP	131	30	4,669
SFB	104	80	9,936
UGR	484	45	26,096
TOTALS	3,104		326,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002198	REMODEL	8,175	02/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/1244	4/20/1999	WD Q	Q	I		168,500

GRANTOR: COKER JACK D & SUSAN	
GRANTEE: FUSSELL GEORGE D &	
0546/1137	7/01/1988 WD Q I 115,000
GRANTOR: GRAHAM THOMAS & N E	
GRANTEE: COKER JACK & SUSAN	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1968	1968	3	30	600	
2	0810	CONCRETE A	0	100	0	2,000.00	SF	6.50	6.50	100	1968	1968	3	20	2,600	
3	0810	CONCRETE A	0	100	33	99.00	SF	6.50	6.50	100	1968	1968	3	20	129	
4	0810	CONCRETE A	0	100	121	363.00	SF	6.50	6.50	100	2000	2000	3	79	1,864	

LAND DESCRIPTION																								
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	150.00	158.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250							

BUILDING NOTES											

BUILDING DIMENSIONS											
SFB=[YR=1993] W8 BAS=[YR=1993] W87 S29 E30 S2 FOP=[YR=1993] S5 E31 N5 W6 S2 W12 N2 W13 \$ E13 S2 E12 N2 E6 N2 E12 UGR=[YR=1993] S6 E22 N22 W22 S16 \$ N16 E14 N13 \$ S13 E8 N13 \$.											

TOTAL OB/XF											
5,193											