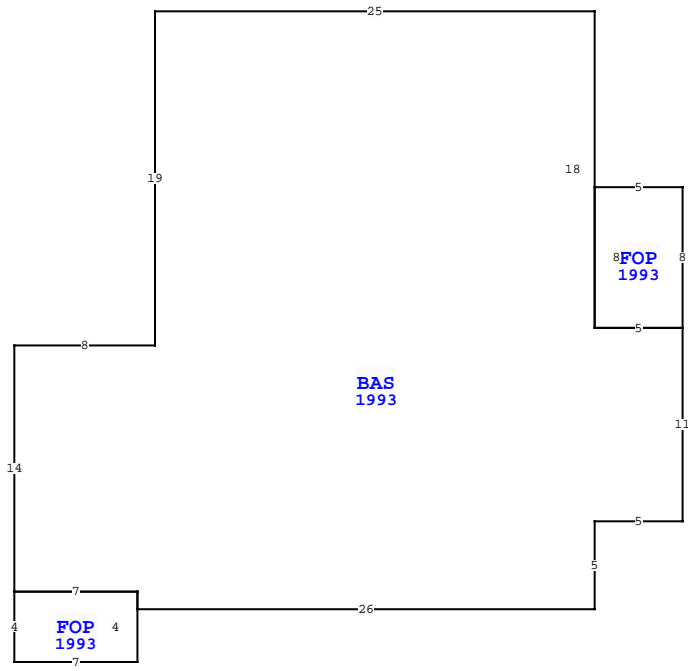


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	16	WD FR STUC	90	
Exterior Wall	05	AVERAGE	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	12	HARDWOOD	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
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		1058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1,018	132,958
FOP	28	30	8	1,045
FOP	40	30	12	1,568
TOTALS	1,086		1,038	135,570

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,038	132.5160	165.64	171,934	1941	1980	0	0	21.15	78.85
1 SNGL FAM - 100% - 2011 Heated Area: 1018 HX Base Yr 2011											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,570
TOTAL MARKET OB/XF VALUE			5,847
TOTAL LAND VALUE - MARKET			372,400
TOTAL MARKET VALUE			513,817
SOH/AGL Deduction			289,271
ASSESSED VALUE			224,546
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			174,546
TOTAL JUST VALUE			513,817
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110264	REMODEL	3,000	02/24/2011
20101692	REPAIR/RRF	2,480	09/28/2010
20101688	DEMOLITION	30,000	09/27/2010
20070185	REPAIR/RRF	1,584	02/01/2007
8339	REPAIR/RRF	2,000	05/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1688/0263	7/09/2010	WD Q	Q	I	03	215,000
GRANTOR: KENNEDY DAVID C & CYN						
GRANTEE: SMALLWOOD SUSAN M						
1094/1072	11/15/2002	WD Q	Q	I		289,000
GRANTOR: MCCLEARY FLOY H & SAR						
GRANTEE: KENNEDY DAVID C & C						

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	0811	CONCRETE B	0	100	0	639.00	SF	5.20	5.20	100	1983	1983	3	41	1,362	
2	0810	CONCRETE A	0	100	0	78.00	SF	6.50	6.50	100	1983	1983	3	41	208	
3	0811	CONCRETE B	0	100	0	894.00	SF	5.20	5.20	100	2011	2011	3	92	4,277	
<b>TOTAL OB/XF</b>															5,847	

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		R-2	56.00	110.00	56.00	FF		1.00	1.00	0.95	7,000.00	6,650.00	372,400							