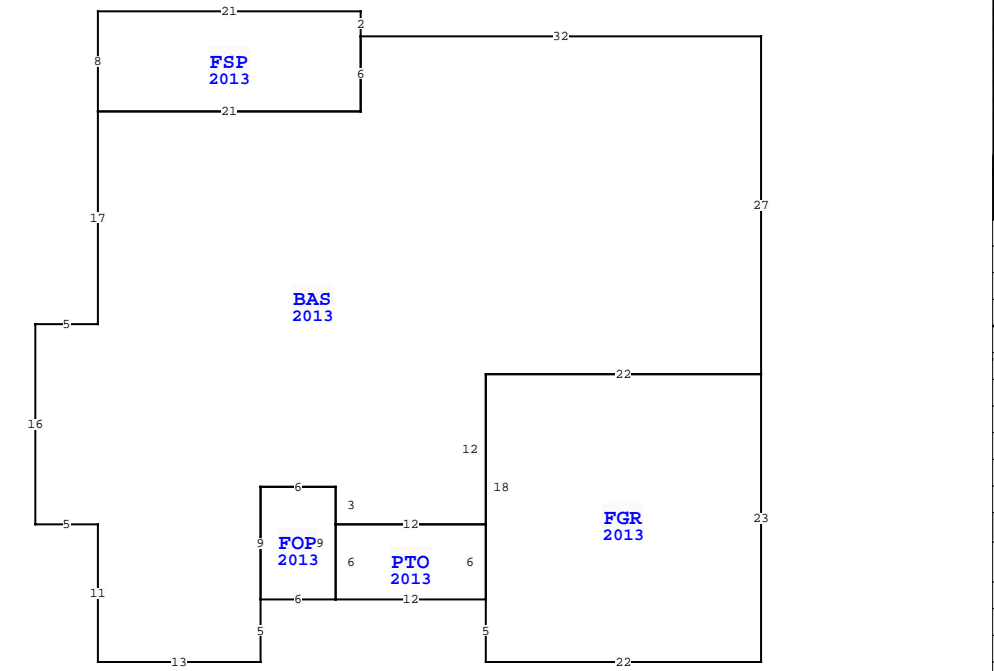


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1104.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	1,882	330,399
FGR	506	55	278	48,805
FOP	54	30	16	2,809
FSP	168	40	67	11,763
PTO	72	5	4	702
TOTALS	2,682		2,247	394,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2014								
Heated Area: 1882						HX Base Yr 2014					



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				394,478
TOTAL MARKET OB/XF VALUE				10,462
TOTAL LAND VALUE - MARKET				200,000
TOTAL MARKET VALUE				604,940
SOH/AGL Deduction				284,899
ASSESSED VALUE				320,041
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				270,041
TOTAL JUST VALUE				604,940
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				587,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131471	ROOF	6,896	06/25/2013
20131356	NEW CONSTR	3,000	06/14/2013
20131207	ROOF	6,800	05/29/2013
20131196	SFR	221,000	05/28/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/1902	3/27/2013	WD	Q	V	02	85,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: REID PENELOPE G						
1832/1053	12/28/2012	WD	U	V	12	132,000
GRANTOR: REDUS FLORIDA LAND LL						
GRANTEE: HIGHLAND 35 LLC						

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	100	0	531.00	UT	10.00	10.00	100	2013	2013	3	94	4,991	
2	0855	CONC PAVER	0	100	0	112.00	SF	10.00	10.00	100	2013	2013	3	94	1,053	
3	0855	CONC PAVER	0	100	0	470.00	SF	10.00	10.00	100	2013	2013	3	94	4,418	

BLD DATE		10/25/2013	LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W32 FSP=[YR=2013] N2 W21 S8 E21 N6\$ S6 W21 S17 W5 S16 E5 S11 E13 N5 FOP=[YR=2013] E6 PTO=[YR=2013] E12 FGR=[YR=2013] S5 E22 N23 W22 S18\$ N6 W12 S6\$ N9 W6 S9\$ N9 E6 S3 E12 N12 E22 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,462				
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							