



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

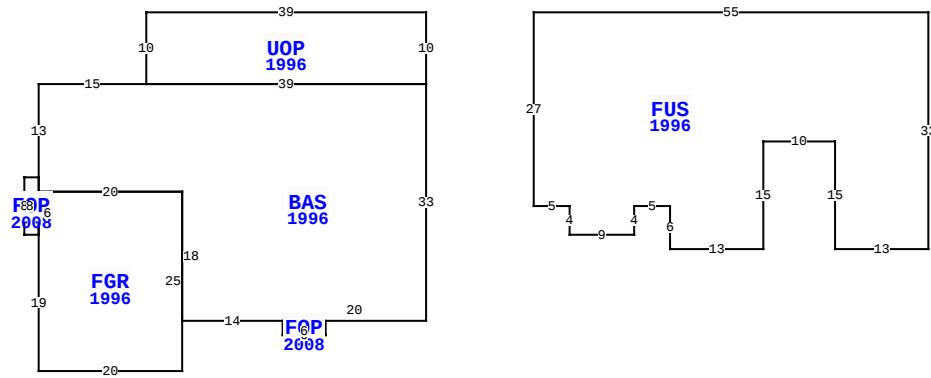
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	198,160
FGR	500	55	275	38,322
FOP	12	30	4	557
FOP	16	30	5	697
FUS	1,587	100	1,587	221,153
UOP	390	20	78	10,869

TOTALS	3,927		3,371	469,757
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	
3	0811	CONCRETE B	0 100	0	0	896.00	SF	5.20	
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
5	1076	TRELLIS A	0 100	13	10	130.00	SF	7.50	
6	0858	SCULP CONC	0 100	0	0	604.00	SF	13.00	
7	0845	KOOL DECK	0 100	0	0	534.00	SF	7.25	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,371	127.4108	159.26	536,865	1996	1998		0	0	12.50	87.50
1 SNGL FAM - 100% - 1997 Heated Area: 3009 HX Base Yr 1997												



TOTAL OB/XF 23,597												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		469,757	
TOTAL MARKET OB/XF VALUE		23,597	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		795,854	
SOH/AGL Deduction		463,462	
ASSESSED VALUE		332,392	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		282,392	
TOTAL JUST VALUE		795,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		775,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071011	METAL ROOF	18,322	06/06/2007
20062537	REMODEL	75,000	11/13/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0779/1752	12/18/1996	WD	Q	I	
GRANTOR: CENTEX REAL ESTATE CO					SALE PRICE
GRANTEE: SEBASTIAN WILLIAM D					244,100

BUILDING NOTES					

BUILDING DIMENSIONS					
UOP=[YR=1996] W39 S10 BAS=[YR=1996] W15 S13 FOP=[YR=2008] W2 S8 E2 FGR=[YR=1996] S19 E20 N25 W20 S6\$ N8\$ S2 E20 S18 E14 FOP=[YR=2008] S2 E6 N2 W6\$ E20 N33 W39\$ E39 N10\$ PTR= E15 FUS=[YR=1996] E55 S33 W13N15 W10 S15 W13 N6 W5 S4 W9 N4W5 N27 \$ W15 \$.					