



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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

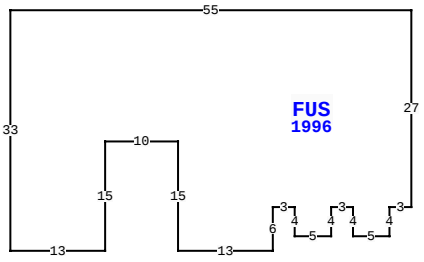
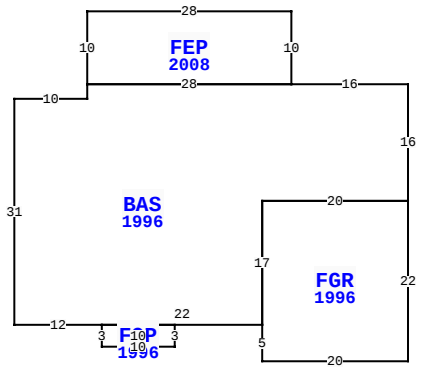
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	170,339
FEP	280	80	224	26,833
FGR	440	55	242	28,989
FOP	30	30	9	1,078
FUS	1,591	100	1,591	190,583
TOTALS	3,763		3,488	417,822

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1996
2	0858	SCULP CONC	0 100	0	0	469.00	SF	13.00	13.00	100	1996
3	0811	CONCRETE B	0 100	0	0	933.00	SF	5.20	5.20	100	1996
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996

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	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,488	114.1536	142.69	497,703	1996	1996	0	0	16.05	83.95
1 SNGL FAM - 100% - 2019						Heated Area: 3013			HX Base Yr 2019		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										417,822	
TOTAL MARKET OB/XF VALUE										18,871	
TOTAL LAND VALUE - MARKET										275,000	
TOTAL MARKET VALUE										711,693	
SOH/AGL Deduction										282,043	
ASSESSED VALUE										429,650	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										379,650	
TOTAL JUST VALUE										711,693	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										693,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040980	SHADOWBOX FENCE	3,000	05/28/2004
B9761-B	SWIM POOL	21,000	04/17/1996
9693-B	NEW CONSTR	148,783	03/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0768/1427	8/19/1996	WD	Q	I		209,800	
GRANTOR: CENTEX REAL ESTATE CO							
GRANTEE: MCDONALD EDWARD W J							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1996] W16 FEP=[YR=2008] N10 W28 S10 E28 \$ W28 S2 W10 S31 E12 FOP=[YR=1996] S3 E10 N3 W10 \$ E22 FGR=[YR=1996] S5 E20 N22 W20 S17 \$ N17 E20 N16 \$ PTR= E15 FUS=[YR=1996] E55 S27 W3 S4 W5 N4 W3 S4 W5 N4 W3 S6 W13 N15 W10 S15 W13 N33 \$ W15 \$.