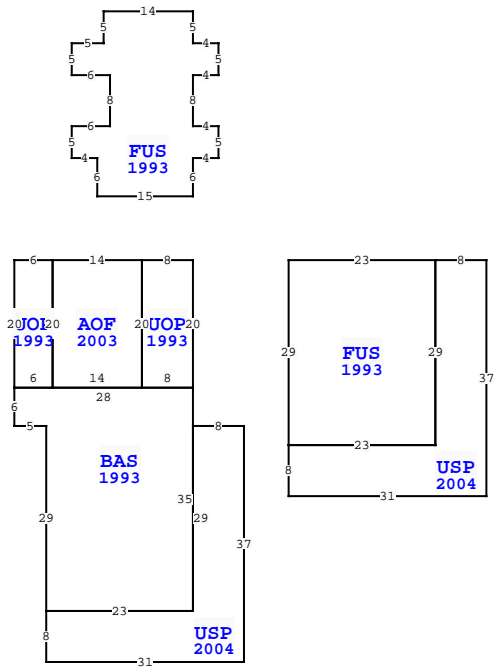


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.5	3.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0900	01	2,648	111.3600	139.20	368,602	1900	2000	0	1039.5	11.00	139.50		
1 SNGL FAM - 0% - 0 Heated Area: 2276 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	110	308	59,809
BAS	835	100	835	162,144
FUS	494	100	494	95,927
FUS	667	100	667	129,520
UOP	120	20	24	4,661
UOP	160	20	32	6,213
USP	480	30	144	27,963
USP	480	30	144	27,963
TOTALS	3,516		2,648	514,200

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			514,200
TOTAL MARKET OB/XF VALUE			2,880
TOTAL LAND VALUE - MARKET			195,500
TOTAL MARKET VALUE			712,580
SOH/AGL Deduction			203,234
ASSESSED VALUE			509,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			509,346
TOTAL JUST VALUE			712,580
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			652,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101863	H/AC	300	10/28/2010
20011722	REMODEL	9,000	07/26/2001
20011692	H/AC	9,000	07/24/2001
20011693	REMODEL	10,000	07/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1870/1440	7/22/2013	QC	U	I	11	100

GRANTOR: ARMANINO RODNEY V &
GRANTEE: SANFORD JULIA S

1100/1849	12/16/2002	WD	U	I	01	100
-----------	------------	----	---	---	----	-----

GRANTOR: JULIA STARR SANFORD D
GRANTEE: SANFORD JULIA & ROD

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	0	0	0	2.00	UT	2,000.00	2,000.00	100	1935	1935	3	20	800	
2	0350	CARPORT WD	0	0	19	10	190.00	SF	8.58	8.58	100	1980	1980	3	20	326	
3	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2002	2002	3	20	40	
4	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	1970	1970	3	20	24	
5	1242	WD DECK A	0	0	5	3	15.00	SF	10.00	10.00	100	1970	1970	3	20	30	
6	0962	SKYLIGHT	0	0	0	0	4.00	UT	500.00	500.00	100	2003	2003	3	83	1,660	

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
UOP=[YR=1993]	W8 AOF=[YR=2003]	W14 UOP=[YR=1993]	W6 S20
BAS=[YR=1993]	S6 E5 S29 USP=[YR=2004]	S8 E31 N37 W8 S29 W23	\$ E23 N35 W28 \$ E6 N20 \$ S20 E14 N20 \$ S20 E8 N20 \$ PTR= E15
FUS=[YR=1993]	E23 USP=[YR=2004]	E8 S37 W31 N8 E23 N29 \$ S29	W23 N29 \$W15 \$ PTR= N10 FUS=[YR=1993]
N6 E4 N5 W4 N8 E4 N5	W4 N5 W14 S5 W5S5 E6 S8 W6 S5 E4 S6 E15 \$ S10\$.		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0	0010	OT-1	46.00	93.00	46.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	195,500							