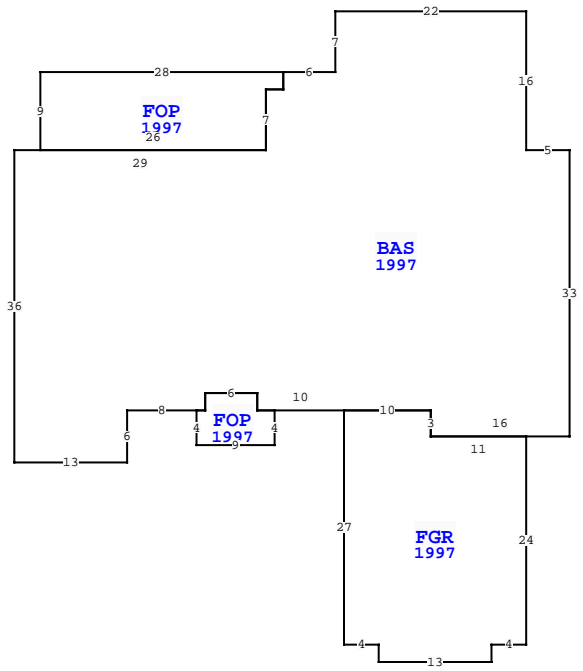


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,454	100	2,454
FGR	560	55	308
FOP	48	30	14
FOP	238	30	71
TOTALS	3,300		2,847

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%	- 1998									
Heated Area: 2454						HX Base Yr 1998						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			478,584
TOTAL MARKET OB/XF VALUE			39,692
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			728,276
SOH/AGL Deduction			417,501
ASSESSED VALUE			310,775
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			255,775
TOTAL JUST VALUE			728,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			707,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190043	SWIM POOL	0	01/17/2019
20061849	H/AC	4,895	08/04/2006
B969964	NEW CONSTR	143,808	08/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/0973	1/07/1997	WD Q	Q	I		201,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CALLAHAN RICHARD J						
0717/1975	11/10/1994	WD U	V	09		138,000
GRANTOR: EMBRY DEV CORP						
GRANTEE: ATLANTIC BUILDERS I						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0855	CONC PAVER	0	100	0	1,083.00	SF	7.00	7.00	100	2014	2014	3	95	7,202	
3	0855	CONC PAVER	0	100	0	504.00	SF	7.00	7.00	100	2014	2014	3	95	3,352	
4	0855	CONC PAVER	0	100	0	217.00	SF	7.00	7.00	100	2019	2019	3	98	1,489	
5	0861	POOL GUNIT	0	100	0	180.00	SF	85.00	85.00	100	2019	2019	3	90	13,770	
6	0855	CONC PAVER	0	100	0	764.00	SF	12.50	12.50	100	2019	2019	3	98	9,359	
7	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720	
TOTALS													39,692			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000								