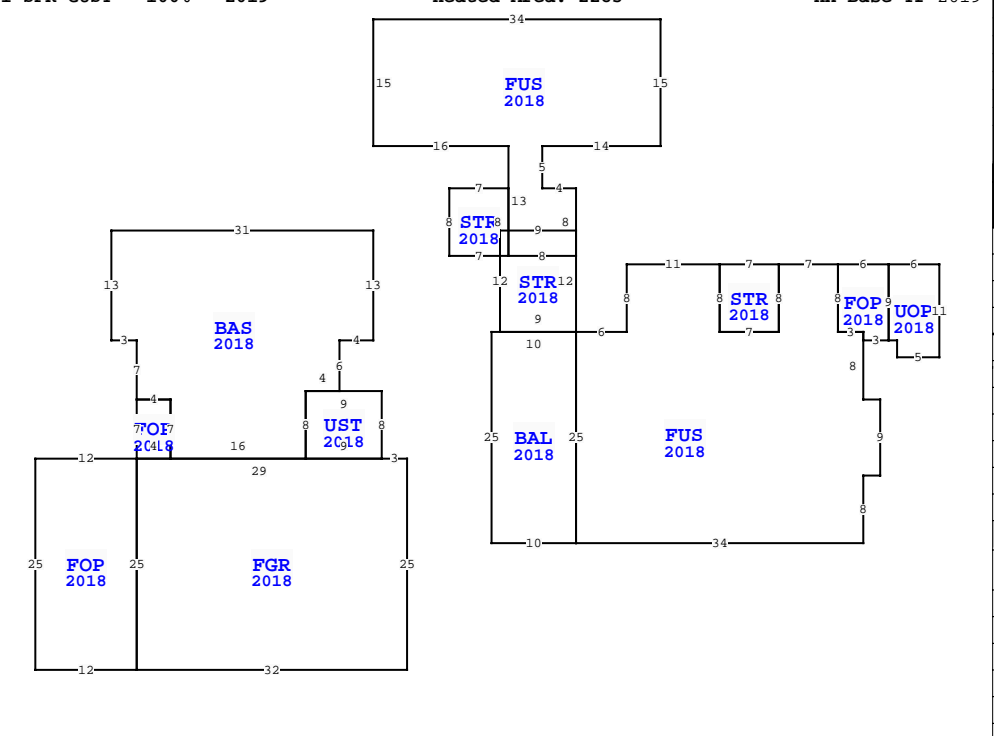


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	3. 3. 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	NORM	% COND
0500	01	2,944	132.5588	198.84	585,385	2018	2018	0	0	2.20	97.80

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			572,507
TOTAL MARKET OB/XF VALUE			47,941
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			1,025,448
SOH/AGL Deduction			335,285
ASSESSED VALUE			690,163
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			640,163
TOTAL JUST VALUE			1,025,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			955,889



QUALITY	CD	QUALITY LEVEL		
05	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	250	15	38	7,390
BAS	679	100	679	132,042
FGR	800	55	440	85,565
FOP	28	30	8	1,556
FOP	51	30	15	2,917
FOP	300	30	90	17,502
FUS	594	100	594	115,513
FUS	1,012	100	1,012	196,799
STR	56	10	6	1,167
STR	56	10	6	1,167
TOTALS	4,070		2,944	572,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170911	CO ISSUED	0	01/30/2018
20173087	SWIM POOL	54,000	10/09/2017
20170911	NEW CONSTR	291,613	03/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1521	1/29/2016	WD Q	Q	V	01	210,000

GRANTOR: ROUTHIER RONALD JAMES	
GRANTEE: BRODSKY ROBERT C &	
0984/0646	5/03/2001 WD Q V 110,100
GRANTOR: MILLS BARBARA J	
GRANTEE: ROUTHIER RONALD JAM	

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	100	0	0		1.00	UT 2,000.00	2,000.00	100	2018	2018	3	98	1,960
2	0810	CONCRETE A	0	100	0	0		664.00	SF 6.50	6.50	100	2018	2018	3	97	4,187
3	0861	POOL GUNIT	0	100	0	0		324.00	SF 85.00	85.00	100	2018	2018	3	87	23,960
4	0855	CONC PAVER	0	100	0	0		964.00	SF 10.00	10.00	100	2018	2018	3	97	9,351
5	0462	ST/AL FNC	0	100	0	0		960.00	SF 10.00	10.00	100	2018	2018	3	87	8,352
6	1242	WD DECK A	0	100	0	0		16.00	SF 10.00	10.00	100	2018	2018	3	82	131

TOTAL OB/XF												47,941												
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	100		R-1	90.00	100.00	90.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	405,000							

BUILDING NOTES											
BAS=[YR=2018] W31 S13 E3 S7 FOP=[YR=2018] S7 FOP=[YR=2018] W12 S25 E12 FGR=[YR=2018] E32 N25 W3 UST=[YR=2018] N8 W9 S8 E9 S W29 S25 N25 E4 N7 W4 E4 S7 E16 N8 E4 N6 E4 N13 PTR=E15 STR=[YR=2018] E9 S12 FUS=[YR=2018] E6 N8 E11 STR=[YR=2018] E7 S8 W7 N8 S8 E7 N8 E7 FOP=[YR=2018] E6 UOP=[YR=2018] E6 S11 W5 N2 W1 N9 S9 W3 N1 W3 N8 S8 E3 S8 E2 S9 W2 S8 W3 BAL=[YR=2018] W10 N25 E10 S25 N25 S W9 N12 S W15 PTR= N25 FUS=[YR=2018] E34 S15 W14 S5 E4 S8 W8 STR=[YR=2018] W7 N8 E7 S8 N13 W16 N15 S25 S.											

LAND DESCRIPTION																								
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	100		R-1	90.00	100.00	90.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	405,000							