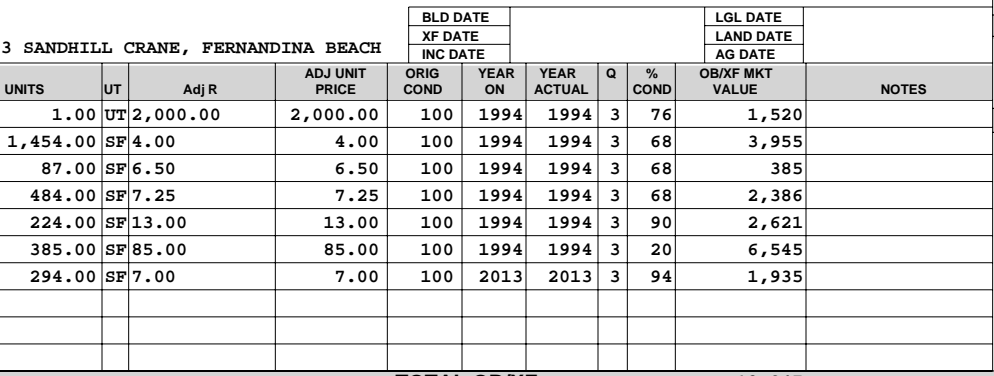


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	
1	SFR CUST	- 100%	- 2018		Heated Area: 2832					HX Base Yr 2018		



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	247,495
FGR	982	55	540	78,894
FOP	28	30	8	1,168
FOP	32	30	10	1,461
FOP	56	30	17	2,483
FST	28	55	15	2,191
FUS	1,138	100	1,138	166,262
UOP	64	20	13	1,899
UOP	93	20	19	2,776
UOP	98	20	20	2,922
TOTALS	4,213		3,474	507,553

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	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	1,454.00	SF	4.00	4.00	100	1994	1994	3	68	3,955	
3	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1994	1994	3	68	385	
4	0845	KOOL DECK	0	100	0	0	484.00	SF	7.25	7.25	100	1994	1994	3	68	2,386	
5	0858	SCULP CONC	0	100	14	16	224.00	SF	13.00	13.00	100	1994	1994	3	90	2,621	
6	0861	POOL GUNIT	0	100	0	0	385.00	SF	85.00	85.00	100	1994	1994	3	20	6,545	
7	0855	CONC PAVER	0	100	0	0	294.00	SF	7.00	7.00	100	2013	2013	3	94	1,935	

TOTAL OB/XF													19,347											
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	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				507,553	
TOTAL MARKET OB/XF VALUE				19,347	
TOTAL LAND VALUE - MARKET				750,000	
TOTAL MARKET VALUE				1,276,900	
SOH/AGL Deduction				443,578	
ASSESSED VALUE				833,322	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				783,322	
TOTAL JUST VALUE				1,276,900	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,254,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25125	REMODEL	2,000	09/01/2011
B00724	SWIM POOL	10,375	01/01/1994
B00560	NEW CONSTR	184,175	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0804	4/13/2017	WD Q	Q	I	01	815,100
GRANTOR: HOGAN BRIAN MICHAEL						
GRANTEE: GEIST ALEXANDRA & C						
1312/1004	4/26/2005	QC U	U	I	01	100
GRANTOR: HOGAN KATHLEEN GLORIA						
GRANTEE: HOGAN BRIAN MICHAEL						

BUILDING NOTES												
UOP=[YR=1994] W6BAS=[YR=1994] N14W14S3W18 FOP=[YR=1994] N8 W7 S8 E7 \$ W7 N8 L3 U3 W4 D3 L3 S21 UOP=[YR=1994] W7 S14E7 N14 \$ S14 E10 S5 E10 FOP=[YR=1994] S2 E9 N4 W7 S2 W2 \$ E2 N2 E7 N3 E7 S3 FGR=[YR=1994] S8 W2 S38 E25 N38 W19 N8 W4 \$ E4 S8 E12 N12 W3 N15 \$ S15 E3 S1 E3 N16 \$ PTR= E15FUS=[YR=1994] R3 U3 E4 D3 R3 UOP=[YR=1994] E8 S8 W8 N8 \$S8E8S16 E18 N19 E14 S24 W9 FST=[YR=1994] N1 W4 S7 E4 N6 \$ N1 W13 S10 FOP=[YR=1994] W6 S4 E7 N4 W1 \$ W6 S2W12 N5 W10 N35 \$ W15 \$ .												

BUILDING DIMENSIONS												
UOP=[YR=1994] W6BAS=[YR=1994] N14W14S3W18 FOP=[YR=1994] N8 W7 S8 E7 \$ W7 N8 L3 U3 W4 D3 L3 S21 UOP=[YR=1994] W7 S14E7 N14 \$ S14 E10 S5 E10 FOP=[YR=1994] S2 E9 N4 W7 S2 W2 \$ E2 N2 E7 N3 E7 S3 FGR=[YR=1994] S8 W2 S38 E25 N38 W19 N8 W4 \$ E4 S8 E12 N12 W3 N15 \$ S15 E3 S1 E3 N16 \$ PTR= E15FUS=[YR=1994] R3 U3 E4 D3 R3 UOP=[YR=1994] E8 S8 W8 N8 \$S8E8S16 E18 N19 E14 S24 W9 FST=[YR=1994] N1 W4 S7 E4 N6 \$ N1 W13 S10 FOP=[YR=1994] W6 S4 E7 N4 W1 \$ W6 S2W12 N5 W10 N35 \$ W15 \$ .												