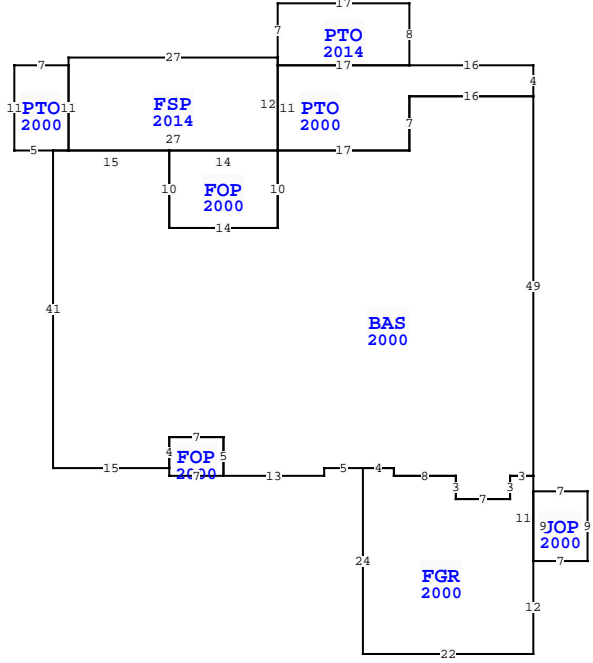


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,538	100	2,538
FGR	489	55	269
FOP	35	30	10
FOP	140	30	42
FSP	324	40	130
PTO	77	5	4
PTO	251	5	13
PTO	136	5	7
UOP	63	20	13
TOTALS	4,053		3,026

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%	- 2014									
Heated Area: 2538						HX Base Yr 2014						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		431,199	
TOTAL MARKET OB/XF VALUE		5,837	
TOTAL LAND VALUE - MARKET		405,000	
TOTAL MARKET VALUE		842,036	
SOH/AGL Deduction		351,136	
ASSESSED VALUE		490,900	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		440,900	
TOTAL JUST VALUE		842,036	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		822,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428469	SCRN PRCH	7,009	03/01/2014
B9906507	NEW CONSTR	194,000	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/0218	3/15/2017	SW	U	I	11	100
GRANTOR: WAGES BARBARA W						
GRANTEE: WAGES BARBARA W & T						
1860/1704	5/22/2013	SW	Q	I	02	455,000
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: WAGES BARBARA W						

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	0812	CONCRETE C	0	100	0	0			4.00	100	2000	2000	3	79	4,159	
2	0810	CONCRETE A	0	100	7	5		SF	6.50	100	2000	2000	3	79	180	
3	0810	CONCRETE A	0	100	0	0		SF	6.50	100	2001	2001	3	80	1,498	

BUILDING NOTES												
BUILDING DIMENSIONS												
PTO=[YR=2000] W16 PTO=[YR=2014] N8 W17 S7 FSP=[YR=2014] W27 S1 PTO=[YR=2000] W7 S11 E5 BAS=[YR=2000] S41 E15 FOP=[YR=2000] S1 E7 N5 W7 S4\$ N4E7 S5 E13 N1 E5 FGR=[YR=2000] S24 E22 N12 UOP=[YR=2000] E7 N9 W7 S9\$ N11 W3 S3 W7 N3 W8 N1 W4\$ E4 S1 E8 S3 E7 N3 E3 N49 W16 S7 W17 FOP=[YR=2000] W14 S10 E14 N10\$ S10 W14 N10 W15\$ E2 N11\$ S11 E27 N12\$ S1 E17\$ W17 S11 E17 N7 E16 N4\$.												

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	DPH 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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	0.90	450,000.00	405,000.00	405,000								