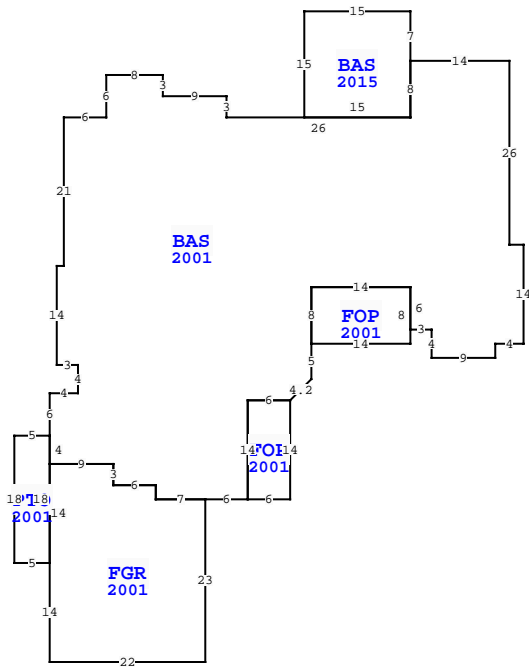


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	2,750	100	2,750
BAS	225	100	225
FGR	563	55	310
FOP	84	30	25
FOP	112	30	34
PTO	90	5	4
TOTALS	3,824		3,348
			488,763

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%	2002									
Heated Area: 2975 HX Base Yr 2002												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		488,763	
TOTAL MARKET OB/XF VALUE		33,390	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		972,153	
SOH/AGL Deduction		461,567	
ASSESSED VALUE		510,586	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		460,586	
TOTAL JUST VALUE		972,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		950,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529862	ADD 196 SF	0	01/01/2015
B1226284	REPDR	4,800	08/01/2012
B018521	NEW CONSTR	205,000	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0341	5/12/2005	WD	U	I	01	100
GRANTOR: COPITHORNE KENNETH P						
GRANTEE: COPITHORNE KENNETH						
1025/1309	12/19/2001	WD	Q	I		440,000
GRANTOR: CURY & SALT MARSH DEVE						
GRANTEE: COPITHORNE KENNETH						

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	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
2	0812	CONCRETE C	0	100	0	1,904.00	SF	4.00	4.00	100	2001	2001	3	80	6,093	
3	0810	CONCRETE A	0	100	0	144.00	SF	6.50	6.50	100	2001	2001	3	80	749	
4	0858	SCULP CONC	0	100	0	2,012.00	SF	13.00	13.00	100	2003	2003	3	95	24,848	

TOTAL OB/XF												
33,390												

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

BUILDING DIMENSIONS												
BAS=[YR=2001] W2 N26 W14 BAS=[YR=2015] N7 W15 S15 E15 N8\$ S8 W26 N3 W9 N3 W8 S6 W6 S21 W1 S14 E3 S4 W4 S6 PTO=[YR=2001] W5 S18 E5 FGR=[YR=2001] S14 E22 N23 W7N2 W6 N3 W9 S14 \$ N18 \$ S4 E9 S3 E6 S2 E7 E6 FOP=[YR=2001] E6 N14 W6 S14 \$ N14 E6 U3 R3 N5 FOP=[YR=2001] E14 N8 W14 S8 \$ N8 E14 S6 E3 S4 E9 N2 E4 N14 \$ .												

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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							