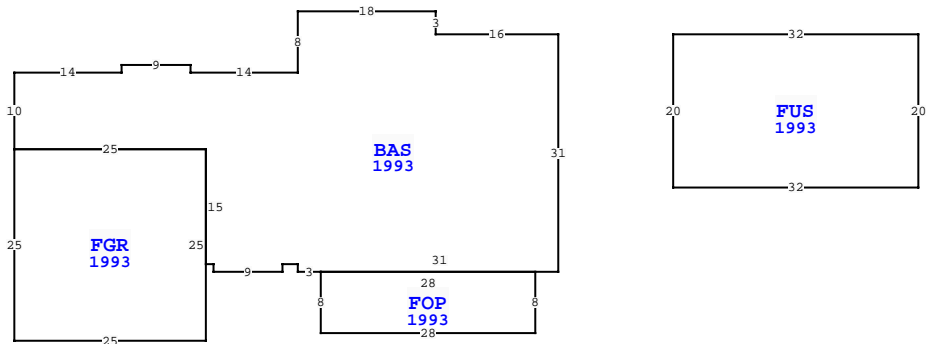


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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		
0100	01	2,727	101.7600	96.67	263,619	1989	1989	0	0	24.70	75.30		
1 SINGLE FAM - 100% - 0 Heated Area: 2316 HX Base Yr													



Quality	03 Quality Level 03			
DOR CODE	5000 IMPROVED AG			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	122,000
FGR	625	55	344	25,040
FOP	224	30	67	4,877
FUS	640	100	640	46,587
TOTALS	3,165		2,727	198,505

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	0351	CARPORT MT	0 100	40	48	1,920.00	SF	10.00	10.00	100	1988	1988	3	20	3,840	
2	0811	CONCRETE B	0 100	0	0	564.00	SF	5.20	5.20	100	1989	1989	3	57	1,672	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
4	0681	POLE SHED	0 100	48	20	960.00	SF	15.00	15.00	100	1999	1999	3	27	3,888	

LAND DESCRIPTION		TOTAL OB/XF 10,720																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	370.00	370.00	3,256							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	167,200							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			198,505	
TOTAL MARKET OB/XF VALUE			10,720	
TOTAL LAND VALUE - MARKET			197,200	
TOTAL MARKET VALUE			242,481	
SOH/AGL Deduction			100,417	
ASSESSED VALUE			142,064	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			92,064	
TOTAL JUST VALUE			406,425	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			398,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632855	XFOB (78X84 PL SH	0	08/31/2016
5529	NEW CONSTR	83,679	02/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0131	5/20/1994	WD U	I		06	83,000
GRANTOR: ELLIOTT MICHAEL & BET						
GRANTEE: ELLIOTT MICHAEL E						
0561/1022	1/24/1989	WD U	V		01	100
GRANTOR: NELSON THOMAS G						
GRANTEE: ELLIOTT MICHAEL E						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 N3 W18 S8 W14 N1 W9 S1W14 S10 FGR=[YR=1993] S25 E25 N25 W25\$ E25 S15 E1 S1 E9 N1 E2 S1 E3 FOP=[YR=1993] S8 E28 N8 W28 \$ E31 N31\$ PTR=E15 FUS=[YR=1993] E32 S20 W32 N20\$ W15\$.	