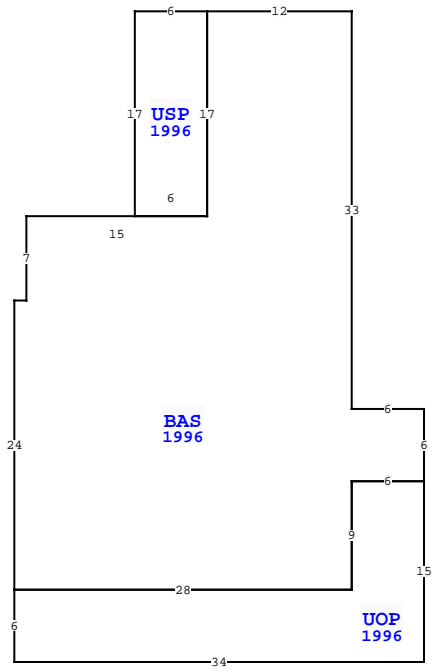


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	01 MINIMUM 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	09 PINE WOOD 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100	1,101	80,261
UOP	258	20	52	3,791
USP	102	30	31	2,260
TOTALS	1,461		1,184	86,311

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,184	103.0000	97.85	115,854	1900	1950		0	0	25.50	74.50
1 SINGLE FAM - 0% - 0 Heated Area: 1101 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			86,311
TOTAL MARKET OB/XF VALUE			18,465
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			209,776
SOH/AGL Deduction			0
ASSESSED VALUE			209,776
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			209,776
TOTAL JUST VALUE			209,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02275	ADDITION	15,000	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0280	1/22/2004	WD	Q	I		200,000
GRANTOR: GUESS WILLIAM I						
GRANTEE: WILLIS ROBERT & CHR						
0673/1681	1/15/1993	WD	U	V		35,000
GRANTOR: WILLIAMS JASPER W						
GRANTEE: GUESS WILLIAM I						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0920	CWALL-WD/M	0	0	0	0	182.00	LF	390.00	390.00	100	1994	1994	3	20	14,196	
3	0810	CONCRETE A	0	0	0	0	169.00	SF	6.50	6.50	100	1996	1996	3	72	791	
4	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	1994	1994	3	20	1,728	
5	0681	POLE SHED	0	0	10	24	240.00	SF	15.00	15.00	100	1994	1994	3	20	720	
6	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	22	330	
TOTALS													18,465				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1996] W6 N33 W12 USP=[YR=1996] W6 S17 E6 N17 \$ S17 W15 S7 W1 S24 UOP=[YR=1996] S6 E34 N15 W6 S9 W28 \$ E28 N9 E6 N6 \$.			

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 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	0		OR	0.00	0.00	200.00	FF		1.00	1.00	1.00	525.00	525.00	105,000								