



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	14	WD SHINGLE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	07	CORK/VTILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,498	100	1,498
FOP	203	30	61
USP	750	30	225
SUBAREA MARKET VALUE			
BAS	118,938		
FOP	4,843		
USP	17,865		
TOTALS	2,451		1,784
			141,645

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,784	102.8000	97.66	174,225	1968	1980	0	0	18.70	81.30

1 SINGLE FAM - 0% - 0 Heated Area: 1498 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			141,645
TOTAL MARKET OB/XF VALUE			5,940
TOTAL LAND VALUE - MARKET			160,388
TOTAL MARKET VALUE			307,973
SOH/AGL Deduction			0
ASSESSED VALUE			307,973
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			307,973
TOTAL JUST VALUE			307,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960491	REPAIR/RRF	2,500	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1324	8/27/2007	WD Q	Q	I		180,000

GRANTOR: FRATERNAL ORDER OF PO
GRANTEE: MSA OF FLORIDA LLC
0716/1633 10/26/1994 WD Q V 28,700
GRANTOR: RAYONIER TIMBERLANDS
GRANTEE: FRATERNAL ORDER OF

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	0300	BOAT DCK W	0	0	8	40			40.00	100	1980	1980	3	20	2,560	
2	0300	BOAT DCK W	0	0	0	0	SF	40.00	40.00	100	1980	1980	3	20	592	
3	0505	FLAGPOLE A	0	0	0	0	LF	50.00	50.00	100	1970	1970	3	20	10	
4	0940	SHEDS/PORT	0	0	8	10	SF	30.00	30.00	100	2000	2000	3	20	480	
5	0972	ST LGHT UN	0	0	0	0	UT	2,530.00	2,530.00	100	1980	1980	3	20	506	
6	0855	CONC PAVER	0	0	0	0	SF	7.00	7.00	100	2000	2000	3	79	1,792	
TOTALS															5,940	

LAND DESCRIPTION																								
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	007700	C	CLUB	0	0005	OR	0.00	0.00	470.00	FF		1.00	1.00	0.65	525.00	341.25	160,388							