

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 60	
Roof Cover	03	COMP SHNGL 40	
Interior Wall	03	PLASTER 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,317	100	1,317
FOP	24	30	7
FSP	144	40	58
UST	8	45	4
UST	36	45	16
TOTALS	1,529		1,402
			183,675

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%	- 2011									
Heated Area: 1317						HX Base Yr 2011						

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,553
TOTAL MARKET OB/XF VALUE		3,340
TOTAL LAND VALUE - MARKET		2,316,600
TOTAL MARKET VALUE		2,524,493
SOH/AGL Deduction		1,483,029
ASSESSED VALUE		1,041,464
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		941,464
TOTAL JUST VALUE		2,524,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,515,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121817	ROOF	12,000	09/04/2012
20121608	REPIPE	2,495	08/08/2012
20121304	ROOF	1,000	07/02/2012
20101699	REMODEL	4,500	09/29/2010
20081567	REPAIR/RRF	3,972	10/13/2008
20010308	ADDITION	6,000	02/22/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/0961	2/25/2008	PR U	I	01		1,200,000

GRANTOR: HILLIS LINDA M ETAL P
GRANTEE: CLOYD DONNA M

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	0415	BEACHWALK	0	100	0	0			5.75	100	1987	1987	3	20	612	
2	0504	FP-ELECTRI	0	100	0	0			2,000.00	100	1951	1951	3	20	400	
3	0811	CONCRETE B	0	100	0	0			5.20	100	1951	1951	3	20	670	
4	1242	WD DECK A	0	100	16	15			10.00	100	1987	1987	3	20	480	
5	1242	WD DECK A	0	100	0	0			10.00	100	1987	1987	3	20	458	
6	1242	WD DECK A	0	100	0	0			10.00	100	2002	2002	3	20	720	

BUILDING NOTES	

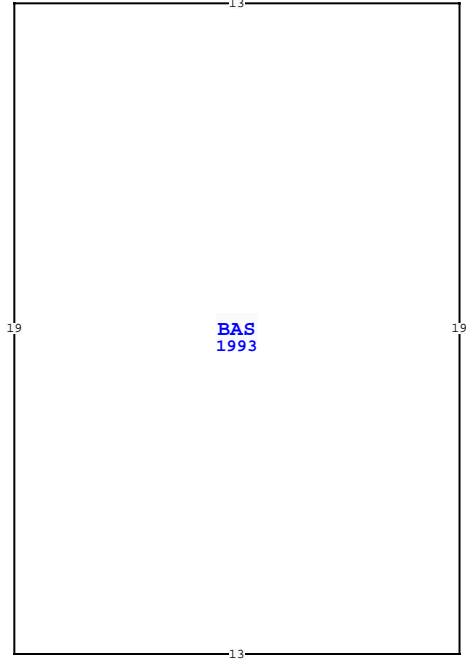
BUILDING DIMENSIONS	
UST=[YR=1993] W6 BAS=[YR=1993] W12 N5 W12 FSP=[YR=1993] N9 W16 S9 E16 \$ W16 N10 W12 S3 W14 S13 E14 S10 E1 S4 E9 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E29 S11 E17 N12 UST=[YR=1993] E2 N4 W2 S4 \$ N4 W4 N6 \$ S6 E6 N6 \$.	

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	000120	C	SFR OCN FT	100		R-1	156.00	400.00	156.00	FF		1.00	1.00	0.90	16,500.00	14,850.00	2,316,600								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	05	ASPH TILE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	247	100	247
			SUBAREA MARKET VALUE
			20,878
TOTALS	247		247
			20,878

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	247	70.0000	105.00	25,935	1964	1984		0	0	19.50	80.50
2 SFR CUST - 100% - 2011 Heated Area: 247 HX Base Yr 2011												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		204,553	
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BASE TAXABLE VALUE		941,464	
TOTAL JUST VALUE		2,524,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,515,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7038	REPAIR/RRF	2,600	05/06/1992
5692	REMODEL	21,000	11/14/1989
5331	REPAIR/RRF	2,500	04/27/1989
4291	XFOB	8,800	05/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/0961	2/25/2008	PR U		I	01	1,200,000

GRANTOR: HILLIS LINDA M ETAL P
 GRANTEE: CLOYD DONNA M

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

TOTAL OB/XF												
0												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W13 S19 E13 N19 \$.												

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	