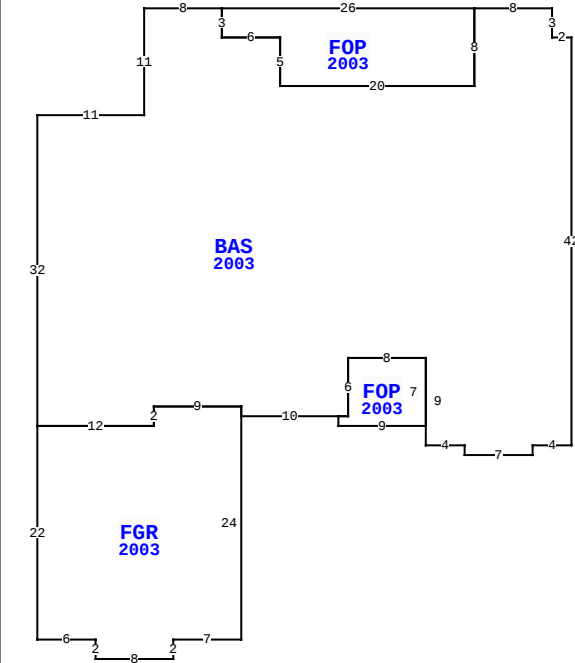


CARLE JEAN ROBERT/THORNE MARIE ELIZABETH
107 BALMORAL ST
MORIN HEIGHTS, QC

12-2N-27-1460-0425-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD																														
Exterior Wall	16	WD FR STUC 100	0900	01	2,355	116.1741	145.22	341,993	2003	2003	0	0	0	10.00	90.00	Tax Group: 4					Tax Dist:																													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 2012					HX Base Yr																													
Roof Cover	03	COMP SHNGL 100																																																
Interior Wall	05	DRYWALL 100																																																
Interior Floo	14	CARPET 70																																																
Interior Floo	11	CLAY TILE 30																																																
Air Condition	03	CENTRAL 100																																																
Heating Type	04	AIR DUCTED 100																																																
Bedrooms		3 100																																																
Bathrooms		2 100																																																
Bathrooms		2 100																																																
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																																														
NEIGHBORHOOD/LOC			4043.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	2,012	100	2,012	262,965																																														
FGR	496	55	273	35,681																																														
FOP	57	30	17	2,222																																														
FOP	178	30	53	6,927																																														
TOTALS			2,743		2,355	307,794																																												
EXTRA FEATURES			861599 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																																															
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	2003	2003	3	87	3,045																																		
2	0812	CONCRETE C	0	0	0	0	1,533.00	SF	4.00	4.00	100	2003	2003	3	83	5,090																																		
3	0911	SCRN RM A	0	0	0	0	1,652.00	SF	17.50	17.50	100	2005	2005	3	24	6,938																																		
4	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	40	15,300																																		
5	0845	KOOL DECK	0	0	0	0	1,202.00	SF	7.25	7.25	100	2005	2005	3	86	7,494																																		
6	0877	JACUZZI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480																																		
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480																																		
																	</																																	