



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	136,343
FGR	552	55	304	37,008
FOP	288	30	86	10,469
FSP	128	40	51	6,209
FUS	920	100	920	111,996
TOTALS	3,008		2,481	302,024

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,533.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00
4	0300	BOAT DCK W	0	100	0	0	1,040.00	SF	32.00
5	0940	SHEDS/PORT	0	100	7	9	63.00	SF	30.00
6	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00
7	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25
8	0940	SHEDS/PORT	0	100	5	7	35.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	2.43

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,481	114.9120	143.64	356,371	1990	1990	0	0	0	15.25	84.75
1 SNGL FAM - 100% - 0												
Heated Area: 2040												
HX Base Yr												
The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are: FSP 1999 (top left), BAS 1993 (middle left), FGR 1993 (middle right), FUS 1993 (far right), and FOP 1993 (bottom left). Dimensions are provided for various segments: 16, 8, 16, 4, 8, 20, 24, 23, 48, 24, 40, 23, 6, 18, 48, 23, 40, 23. The layout includes a small rectangular area at the top left, a large central area, and a smaller rectangular area on the right.												

TOTAL OB/XF 32,260													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	1,533.00	SF	5.20	5.20	100	1990	1990
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1983	1983
4	0300	BOAT DCK W	0	100	0	0	1,040.00	SF	32.00	32.00	100	1983	1983
5	0940	SHEDS/PORT	0	100	7	9	63.00	SF	30.00	30.00	100	1983	1983
6	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1991	1991
7	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25	7.25	100	1991	1991
8	0940	SHEDS/PORT	0	100	5	7	35.00	SF	30.00	30.00	100	1994	1994

TOTAL OB/XF 32,260													
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
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	2.43	AC		1.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					302,024				
TOTAL MARKET OB/XF VALUE					32,260				
TOTAL LAND VALUE - MARKET					328,050				
TOTAL MARKET VALUE					662,334				
SOH/AGL Deduction					370,760				
ASSESSED VALUE					291,574				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					241,574				
TOTAL JUST VALUE					662,334				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					634,806				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8414	REMODEL	6,435	10/05/1992
7259	XFOB	8,280	05/23/1991
6300	NEW CONSTR	50,587	02/19/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0881/1917	5/06/1999	WD	U	I	07	100			
GRANTOR: PLATT ROGER D & PAULA									
GRANTEE: PLATT ROGER D & PAU									
0865/1391	2/03/1999	WD	U	I	07	100			
GRANTOR: PLATT ROGER D & PAULA									
GRANTEE: PLATT ROGER D & PAU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] W20 N2 W8 S2 W4 FSP=[YR=1999] N8 W16 S8 E16 \$W16 S23 FOP=[YR=1993] S6 E48 N6 W48 \$ E48 N23 \$ S23 E24 N23 \$ PTR= E15 FUS=[YR=1993] E40 S23 W40 N23 \$ W15 \$.									