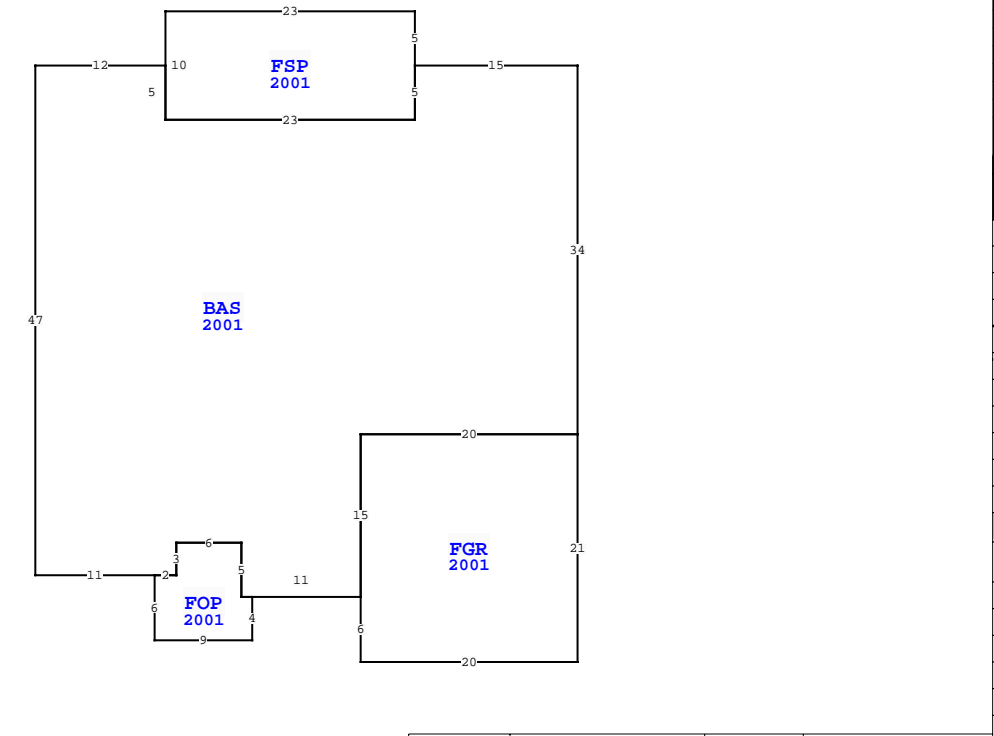


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,323	105.8400	132.30	307,333	2001	2001	0	0	0	11.00	89.00		



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1,979	233,022
FGR	420	55	231	27,199
FOP	70	30	21	2,472
FSP	230	40	92	10,833
TOTALS	2,699		2,323	273,526

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,526
TOTAL MARKET OB/XF VALUE			26,243
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			374,769
SOH/AGL Deduction			173,332
ASSESSED VALUE			201,437
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			151,437
TOTAL JUST VALUE			374,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514941	SWIM POOL	23,097	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0514	11/13/2001	WD Q	Q	I		158,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CRUZ HENRY J & TERE						
0986/1266	5/16/2001	WD U	U	V	19	31,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	620.00	SF	5.20	5.20	100	2001	2001	3	80	2,579	
3	0861	POOL GUNIT	0	100	0	264.00	SF	85.00	85.00	100	2005	2005	3	40	8,976	
4	0845	KOOL DECK	0	100	0	480.00	SF	7.25	7.25	100	2005	2005	3	86	2,993	
5	0462	ST/AL FNC	0	100	155	620.00	SF	10.00	10.00	100	2005	2005	3	40	2,480	
6	0855	CONC PAVER	0	100	0	650.00	SF	10.00	10.00	100	2016	2016	3	96	6,240	
TOTALS														26,243		

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							