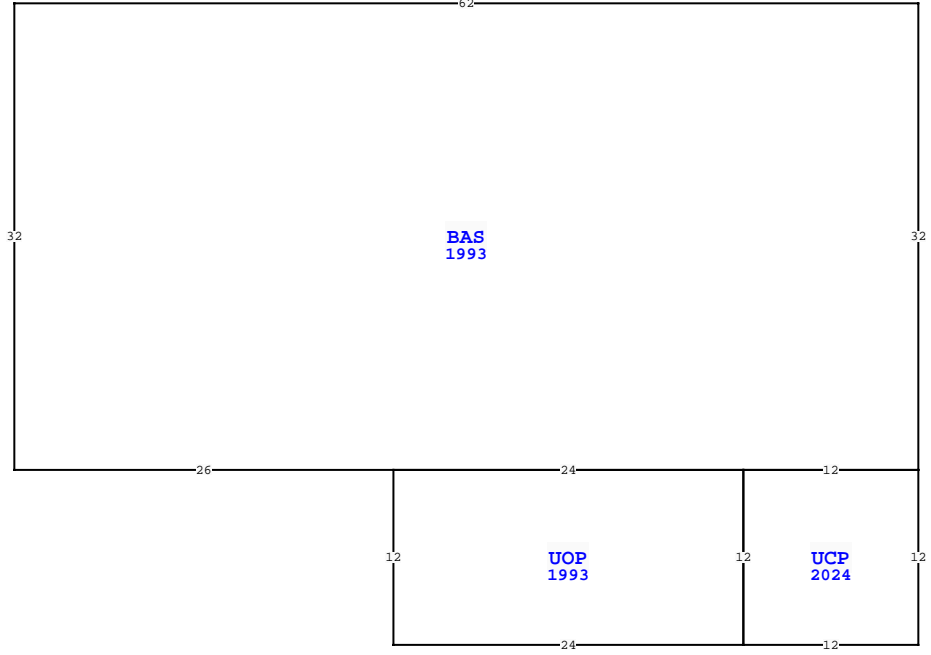


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	175,411
UCP	144	20	29	2,564
UOP	288	20	58	5,128
TOTALS	2,416		2,071	183,103

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		SINGLE FAM - 67% - 1991			Heated Area: 1984					HX Base Yr 1991	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			183,103
TOTAL MARKET OB/XF VALUE			1,541
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			229,644
SOH/AGL Deduction			83,001
ASSESSED VALUE			146,643
TOTAL EXEMPTION VALUE	HA HAB		50,000
BASE TAXABLE VALUE			96,643
TOTAL JUST VALUE			229,644
NCON VALUE			2,563
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8305	NEW CONSTR	74,940	08/12/1992
5995	ADDITION	18,060	09/18/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1146	9/22/2017	QC	U	I	11	100

GRANTOR: MCVEY NICHOLAS						
GRANTEE: MCVEY CHRISTOPHER						
1528/1953	10/04/2007	QC	U	I	01	100
GRANTOR: MCVEY DAVID ALEXANDER						
GRANTEE: MCVEY CHRISTOPHER						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W62 S32 E26 E24 E12 N32 \$	
UOP=[YR=1993;ORIG=-36,32] S12 E24 N12 W24 \$	
UCP=[YR=2024;ORIG=-12,32] E12 S12 W12 N12 \$	

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	0940	SHEDS/PORT	0	67	14	10	140.00	SF	15.00	15.00	100	1992	1992	3	20	420	
2	0940	SHEDS/PORT	0	67	8	10	80.00	SF	22.50	22.50	100	1970	1970	3	20	360	
3	0810	CONCRETE A	0	67	45	10	450.00	SF	6.50	6.50	100	1975	1975	3	26	761	

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	000100	C	SFR	67		RM	150.00	205.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							