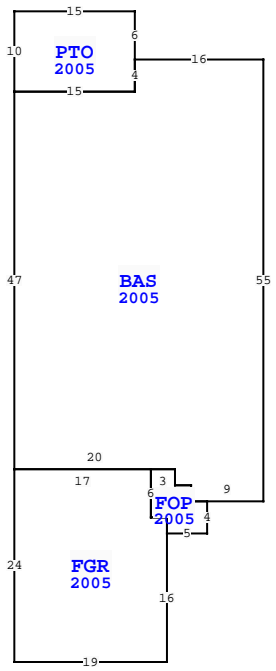




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,561	100	1,561
FGR	444	55	244
FOP	40	30	12
PTO	150	5	8
TOTALS	2,195		1,825

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,825	119.0200	113.07	206,353	2005	2005	0	0	8.55	91.45
1 SINGLE FAM - 100% - 2006											
Heated Area: 1561											
HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		188,710	
TOTAL MARKET OB/XF VALUE		6,339	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		250,049	
SOH/AGL Deduction		122,933	
ASSESSED VALUE		127,116	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		77,116	
TOTAL JUST VALUE		250,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16137	NEW CONSTR	2,000	11/01/2005
M10606	H/AC	0	11/01/2005
P09925	NEW CONSTR	0	08/01/2005
R0507777	REPAIR/RRF	3,000	06/01/2005
B0515441	NEW CONSTR	116,223	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1489	12/27/2005	WD	Q	I		145,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WINSTON LINDA M						
1344/0784	8/23/2005	WD	U	V	19	176,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	721.00	SF	5.20	5.20	

TOTAL OB/XF										6,339
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4\$ S4 W15 S47									
FGR=[YR=2005] S24 E19 N16 FOP=[YR=2005] E5 N4 W2 N2 W2 N2 W3									
S6 E2 S2\$ N2 W2 N6 W17\$ E20 S2 E2 S2 E9 N55\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,339				
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							