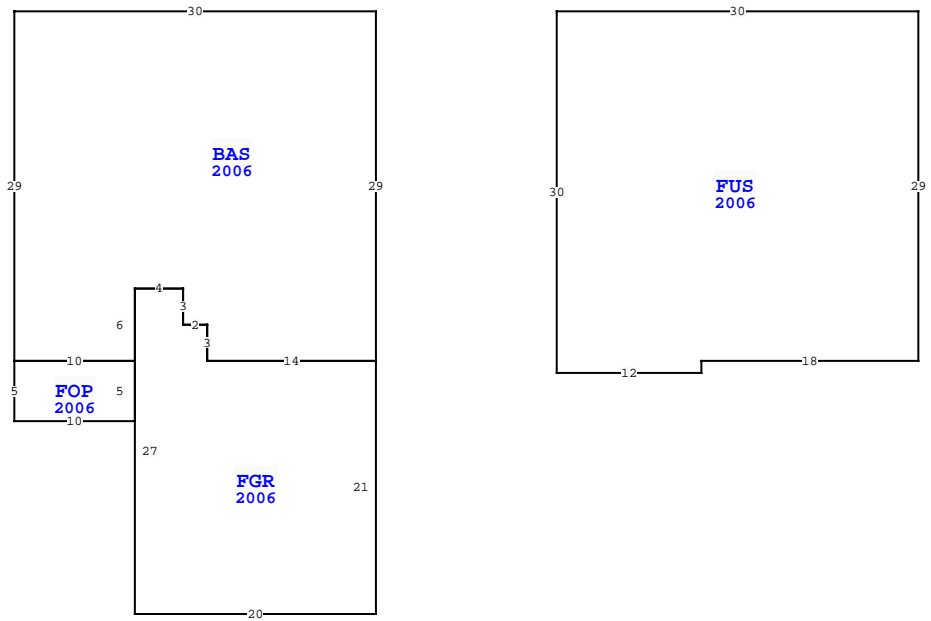


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	SUBAREA MARKET VALUE
BAS	840	100	86,042
FGR	450	55	25,403
FOP	50	30	1,537
FUS	882	100	90,345
TOTALS	2,222	1,985	203,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,985	117.3942	111.52	221,367	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2010 Heated Area: 1722 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	203,326		
TOTAL MARKET OB/XF VALUE	4,512		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	262,838		
SOH/AGL Deduction	155,036		
ASSESSED VALUE	107,802		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	57,802		
TOTAL JUST VALUE	262,838		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,787		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10673	H/AC	0	11/01/2005
E15820	NEW CONSTR	1,500	09/01/2005
P10039	NEW CONSTR	0	09/01/2005
C15798	CO ISSUED	163,990	08/01/2005
R08051	REPAIR/RRF	1,500	08/01/2005
B15798	NEW CONSTR	163,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1627/1283	6/05/2009	WD Q	Q	I	01	129,900
GRANTOR: KOSTIN SERGEY & DARYA						
GRANTEE: KEISER JODY D & JEN						
1404/0174	4/13/2006	WD Q	Q	I		164,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KOSTIN SERGEY & DAR						

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	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848	
2	0810	CONCRETE A	0 100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	87	3,257	
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	

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	DPHT 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							

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	DPHT 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							