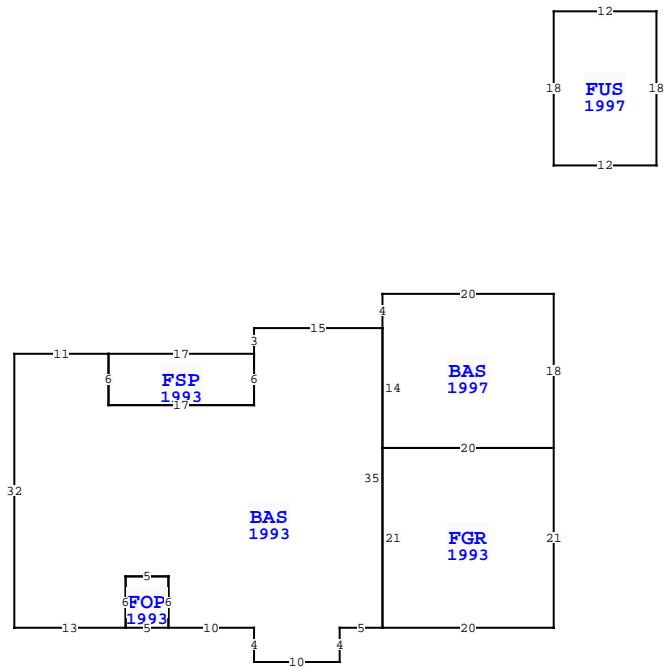


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		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	
0100	01	2,186	121.7160	115.63	252,767	1990	1990	0	0	15.25	84.75	

1 SINGLE FAM - 100% - 1999 Heated Area: 1905 HX Base Yr 1999



Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1,329	130,237
BAS	360	100	360	35,279
FGR	420	55	231	22,638
FOP	30	30	9	882
FSP	102	40	41	4,018
FUS	216	100	216	21,167
TOTALS	2,457		2,186	214,220

L	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	0	936.00	UT	6.50	6.50	100	1990	1990	3	59.5	3,620	
2	0940	SHEDS/PORT	0	100	6	36.00	SF	30.00	30.00	100	1996	1996	3	20	216	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
4	1242	WD DECK A	0	100	0	264.00	SF	10.00	10.00	100	1997	1997	3	20	528	

LAND DESCRIPTION		TOTAL OB/XF 7,164																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			214,220	
TOTAL MARKET OB/XF VALUE			7,164	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			296,384	
SOH/AGL Deduction			141,345	
ASSESSED VALUE			155,039	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			105,039	
TOTAL JUST VALUE			296,384	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			286,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213227	REPAIR/RRF	13,122	11/01/2012
973734	ADDITION	18,000	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/0056	9/10/1998	WD Q	Q	I		115,000

GRANTOR: SCANLON CHARLES D & W
GRANTEE: ROSENAU RUSSELL L
0611/0990 11/06/1990 WD Q I 69,700
GRANTOR: SEAWARD HOMES
GRANTEE: SCANLON CHARLES & W

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W20 S4 BAS=[YR=1993] W15 S3 FSP=[YR=1993] W17 S6 E17 N6\$ S6 W17 N6 W11 S32 E13 FOP=[YR=1993] E5 N6W5 S6\$ N6 E5 S6 E10 S4 E10 N4 E5 FGR=[YR=1993] E20 N21 W20 S21\$ N35\$ S14 E20 N18\$ PTR=N15 FUS=[YR=1997] N18 E12 S18 W12\$ S15\$.	