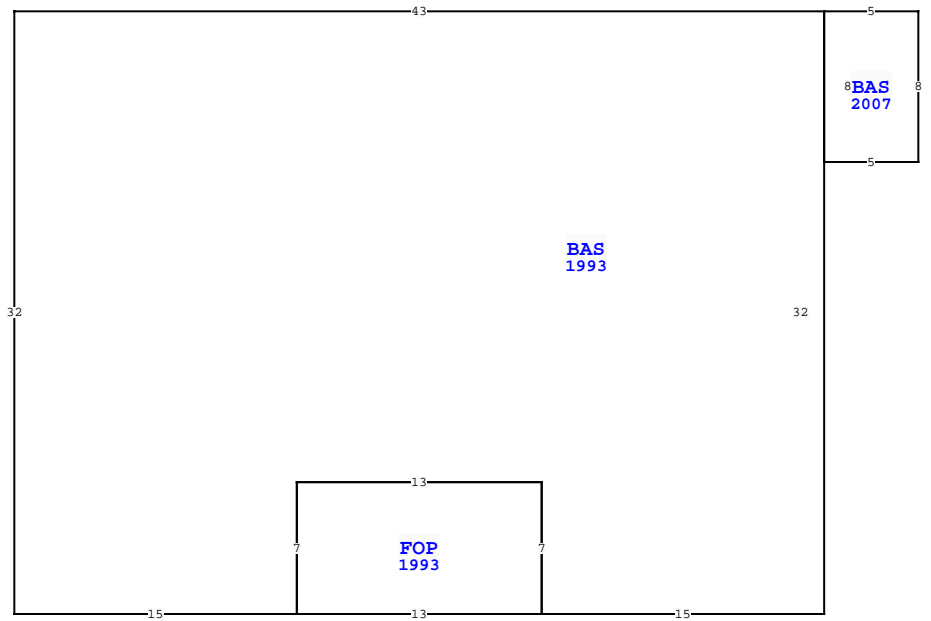


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	80	
Interior Floo	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	06	Quality Level	06	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1,285	144,732
BAS	40	100	40	4,505
FOP	91	30	27	3,041
TOTALS	1,416		1,352	152,278

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,352	137.0616	130.21	176,044	1960	2005	0	0	13.50	86.50
1 SINGLE FAM - 0% - 0 Heated Area: 1325 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			165,310
TOTAL MARKET OB/XF VALUE			15,014
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			225,324
SOH/AGL Deduction			18,525
ASSESSED VALUE			206,799
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,799
TOTAL JUST VALUE			225,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7890	XFOB	12,200	03/04/1992
2870	H/AC	2,300	01/05/1989
5606	CHNGE SRVC	0	12/30/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1288	7/31/2017	WD	Q	I	01	196,000
GRANTOR: STURGES DANIEL DAVID						
GRANTEE: GRUBNER JOHN B JR &						
2113/1769	4/06/2017	CT	U	I	18	125,100
GRANTOR: CLERK OF COURT						
GRANTEE: STURGES DANIEL DAVI						

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	0811	CONCRETE B	0	0	0	0	1,796.00	SF	5.20	5.20	100	1995	1995	3	70	6,537	
2	0855	CONC PAVER	0	0	0	0	590.00	SF	7.50	7.50	100	2008	2008	3	89	3,938	
3	0855	CONC PAVER	0	0	0	0	665.00	SF	7.50	7.50	100	2010	2010	3	91	4,539	

TOTAL OB/XF												15,014												
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	0		RSF	2100.00	170.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

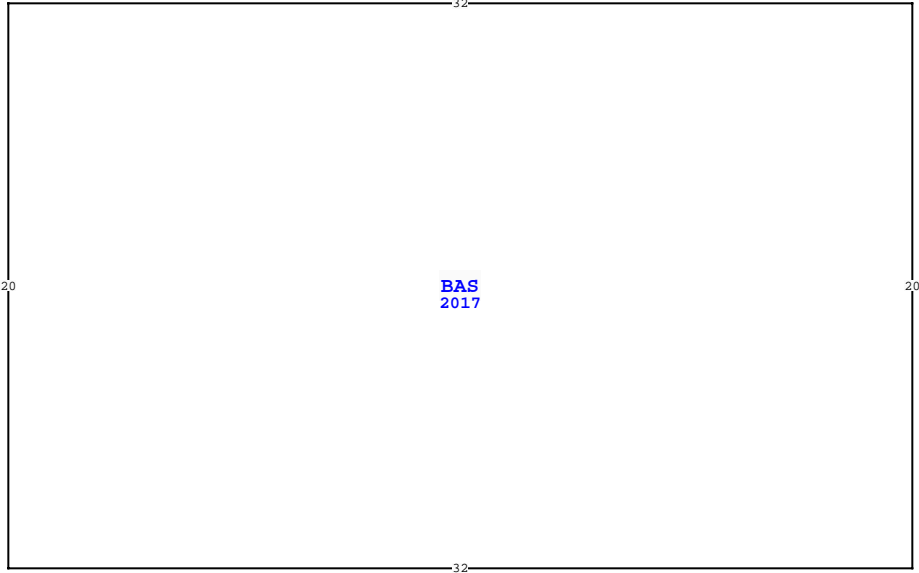
BUILDING NOTES											
BAS=[YR=2007] W5BAS=[YR=1993] W43 S32 E15 FOP=[YR=1993] E13 N7 W13 S7 \$ N7 E13 S7 E15 N32 \$ S8 E5 N8 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2007] W5BAS=[YR=1993] W43 S32 E15 FOP=[YR=1993] E13 N7 W13 S7 \$ N7 E13 S7 E15 N32 \$ S8 E5 N8 \$.											

LAND DESCRIPTION																								
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	0		RSF	2100.00	170.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	640	100	640
			SUBAREA MARKET VALUE
			13,032
TOTALS	640		640
			13,032

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 0% - 0												
			Heated Area: 640									HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,799
TOTAL JUST VALUE			225,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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2113/1769	4/06/2017	CT	U	I	18	125,100
GRANTOR: CLERK OF COURT						
GRANTEE: STURGES DANIEL DAVI						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W32 S20 E32 N20\$.	

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	