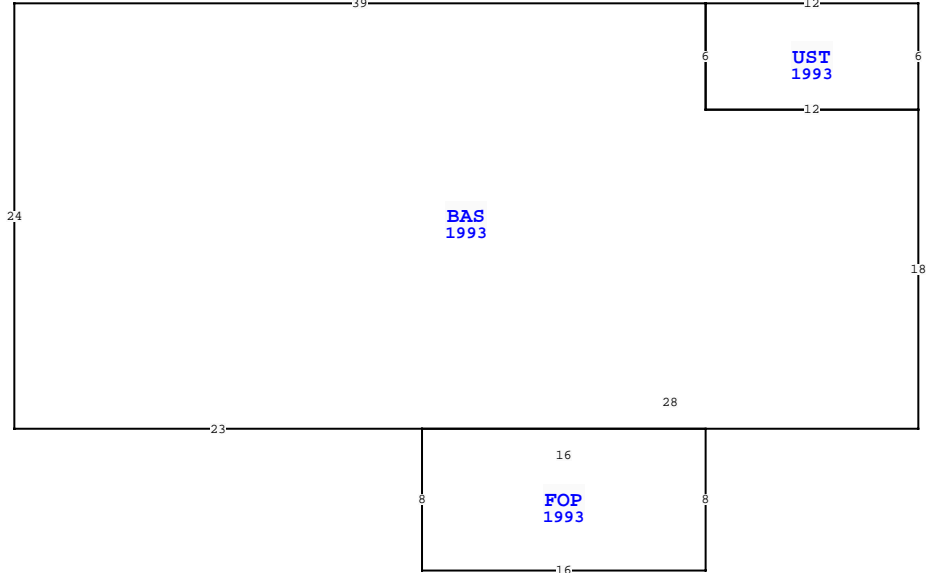


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	04	PLYWOOD 10	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
FOP	128	30	38
UST	72	45	32
TOTALS	1,352		1,222
			110,614

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,222	115.5000	109.72	134,078	1977	1982	0	0	17.50	82.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1152 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			110,614
TOTAL MARKET OB/XF VALUE			16,068
TOTAL LAND VALUE - MARKET			264,000
TOTAL MARKET VALUE			390,682
SOH/AGL Deduction			260,848
ASSESSED VALUE			129,834
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			74,834
TOTAL JUST VALUE			390,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013445	MH MOVE-ON	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0603	12/20/2016	SW	U	I	18	107,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LUSHINSKY KEITH M &						
2028/0804	2/16/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	18	17	306.00	SF	15.00	15.00	100	1998
2	0810	CONCRETE A	0 100	16	14	224.00	SF	4.55	4.55	100	1996
3	1242	WD DECK A	0 0	8	8	64.00	SF	10.00	10.00	100	2001
4	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2001
5	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2001
6	0811	CONCRETE B	0 100	28	25	700.00	SF	3.64	3.64	100	2000

TOTAL OB/XF												16,068			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W12 BAS=[YR=1993] W39 S24 E23 FOP=[YR=1993] S8 E16 N8 W16\$E28 N18 W12 N6\$ S6 E12 N6\$.											

LAND DESCRIPTION												TOTAL OB/XF												16,068			
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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	264,000										