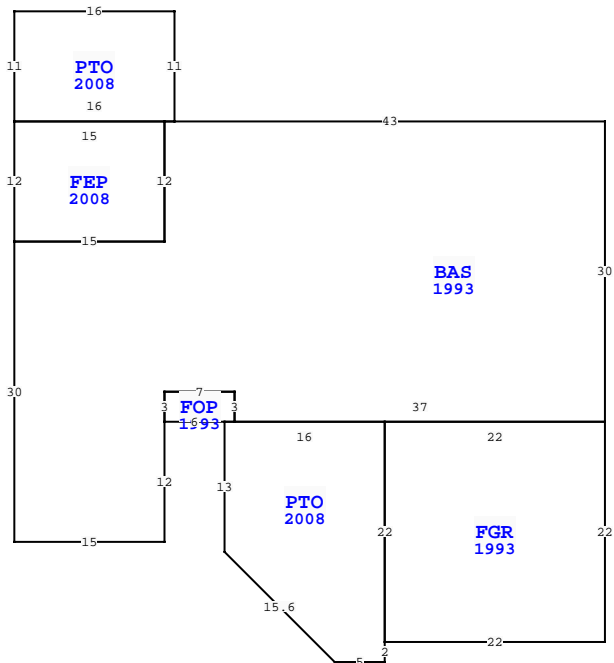


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	12	CEDAR	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,749	100	1993
FEP	180	80	2008
FGR	484	55	1993
FOP	21	30	1993
PTO	176	5	2008
PTO	324	5	2008
TOTALS	2,934		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,190	126.4494	166.91	365,533	1988	1988	0	0	18.00	82.00		
1 SNGL FAM - 100% - 2006 Heated Area: 1749 HX Base Yr 2006													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		299,737			
TOTAL MARKET OB/XF VALUE		4,166			
TOTAL LAND VALUE - MARKET		275,000			
TOTAL MARKET VALUE		578,903			
SOH/AGL Deduction		315,565			
ASSESSED VALUE		263,338			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		212,616			
TOTAL JUST VALUE		578,903			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		539,913			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25407	REPAIR/RRF	1,200	12/01/2011
M0914864	H/AC	0	10/01/2009
E22101	ELEC OTHER	1,000	09/01/2009
B22819	XFOB	19,000	08/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1977	3/15/2005	WD Q	Q	I		279,000
GRANTOR: BLACKBURN ANN C FRANCK						
GRANTEE: ANDERSON GARY M & M						
0492/0629	7/02/1986	WD Q	Q	V		24,900
GRANTOR: FDNA BEACH DEV						
GRANTEE: FRANCK WALTER & ANN						

EXTRA FEATURES														TOTAL OB/XF		
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	0812	CONCRETE C	0	100	0	1,320.00	SF	4.00	4.00	100	1988	1988	3	52	2,746	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
3	1242	WD DECK A	0	100	0	90.00	SF	10.00	10.00	100	2000	2000	3	20	180	
TOTALS																4,166

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	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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							