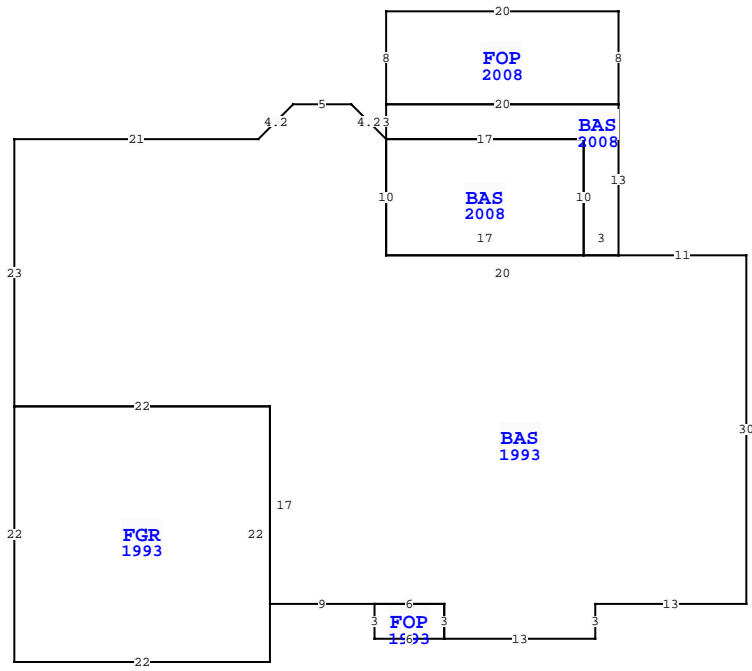


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	70
Exterior Wall	10	ABOVE AVG	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	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	1,899	100	1993
BAS	90	100	2008
BAS	170	100	2008
FGR	484	55	1993
FOP	18	30	1993
FOP	160	30	2008
TOTALS	2,821		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,478	121.4400	160.30	397,223	1987	1989		0	0	22.40	77.60
1 SNGL FAM - 100% - 1988												
Heated Area: 2159												
HX Base Yr 1988												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			308,245
TOTAL MARKET OB/XF VALUE			18,104
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			601,349
SOH/AGL Deduction			358,399
ASSESSED VALUE			242,950
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			192,228
TOTAL JUST VALUE			601,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			562,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529874	ADDITION	20,000	01/01/2015
B21675	ADDITION	25,240	07/01/2008
B0007752	XFOB	4,800	11/01/2000
B873798	N/A	56,000	01/02/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0522/0138	7/10/1987	WD	Q	I		124,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: COATS JAMES JR						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

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	66	3	SF	6.50	6.50	100	1987	1987	3	49.5	637									
2	0811	CONCRETE B	0	100	54	16	SF	5.20	5.20	100	1987	1987	3	49.5	2,224									
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200									
4	0940	SHEDS/PORT	0	100	0	0	SF	30.00	30.00	100	2001	2001	3	20	1,152									
5	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2008	2008	3	88	4,205									
6	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2009	2009	3	89	8,686									
TOTALS															2,821		2,478	308,245						

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	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							