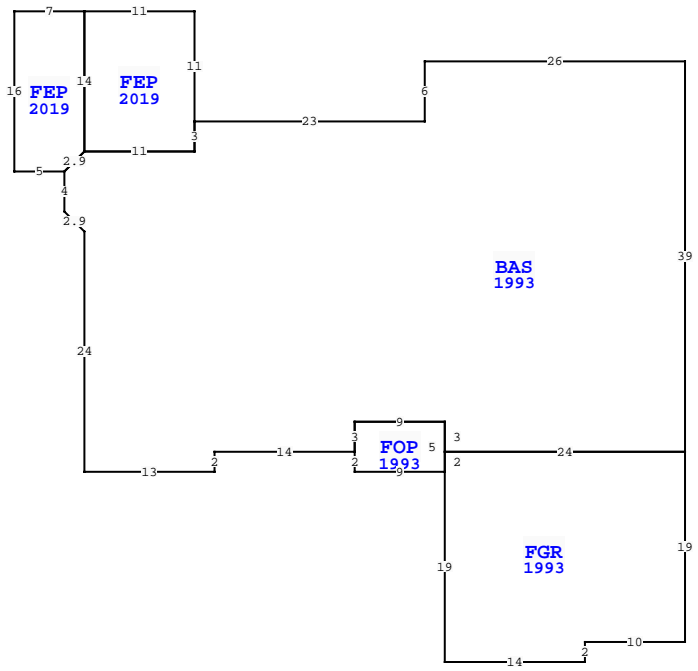




ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	12	CEDAR	80		
Exterior Wall	20	FACE BRICK	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	DRYWALL	100		
Interior Floor	15	CARPET	80		
Interior Floor	11	CLAY TILE	20		
Air Condition	03	CENTRAL	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	1993	2,114	282,835
FEP	110	80	2019	88	11,773
FEP	154	80	2019	123	16,456
FGR	484	55	1993	266	35,589
FOP	45	30	1993	14	1,873
TOTALS	2,907			2,605	348,527

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,605	123.6480	163.22	425,188	1988	1991	0	0	18.03	81.97
1 SNGL FAM - 100% - 2012 Heated Area: 2114 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		348,527	
TOTAL MARKET OB/XF VALUE		7,925	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		631,452	
SOH/AGL Deduction		338,015	
ASSESSED VALUE		293,437	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		242,715	
TOTAL JUST VALUE		631,452	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,247	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900024	ENCLFOP	14,650	01/02/2019
B1225878	INSULATE ROOF	7,200	04/01/2012
B25622	ADDITION	2,474	02/01/2012
5050	NEW CONSTR	79,317	07/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/1527	1/05/2012	WD	U	I	11	100
GRANTOR: WALLACE ROBERT J & BA						
GRANTEE: LEATHERBURY DOUGLAS						
1739/0345	5/10/2011	WD	Q	I	02	278,900
GRANTOR: WALLACE ROBERT J & BA						
GRANTEE: LEATHERBURY DOUGLAS						

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	62	3	SF	6.50	6.50	100	1988	1988	3	52	629	
2	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	1988	1988	3	52	3,351	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
4	0855	CONC PAVER	0	100	0	0	SF	7.00	7.00	100	2012	2012	3	92	2,125	

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							