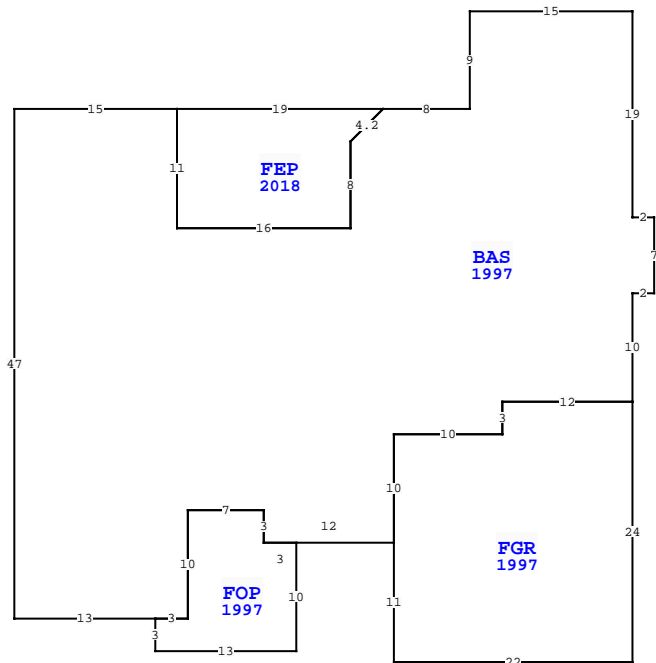


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,542	118.3488	156.22	397,111	1997	1997		0	0	13.20	86.80
1 SNGL FAM - 100% - 2015 Heated Area: 2084 HX Base Yr 2015												



Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		2026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,084	100	1997	2,084	282,588
FEP	181	80	2018	145	19,662
FGR	498	55	1997	274	37,154
FOP	130	30	1997	39	5,289
TOTALS	2,893			2,542	344,692

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	100	0	0	841.00	SF	5.20	5.20	100	1997	1997	3	72	3,149	
2	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	1997	1997	3	72	402	
3	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	100	2018	2018	3	97	2,328	

TOTAL OB/XF												
5,879												

LAND DESCRIPTION																								
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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		344,692	
TOTAL MARKET OB/XF VALUE		5,879	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		530,571	
SOH/AGL Deduction		286,865	
ASSESSED VALUE		243,706	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		192,984	
TOTAL JUST VALUE		530,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603415	NEW CONSTR	78,233	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1910/0838	3/31/2014	WD Q	Q	I	01	235,000
GRANTOR: EAGEN THOMAS D						
GRANTEE: WEEPIE BRIAN C & AN						
0786/0568	3/05/1997	WD Q	Q	I		139,200
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: EAGEN THOMAS D & MA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1997] W15 S9 W8 FEP=[YR=2018] W19 S11 E16 N8 R3 U3 \$ D3 L3 S8 W16N11 W15 S47 E13 FOP=[YR=1997] S3 E13N10 W3 N3 W7 S10 W3\$ E3 N10 E7S3 E12 FGR=[YR=1997] S11 E22 N24 W12S3 W10 S10\$ N10 E10 N3 E12 N10E2 N7 W2 N19\$.												