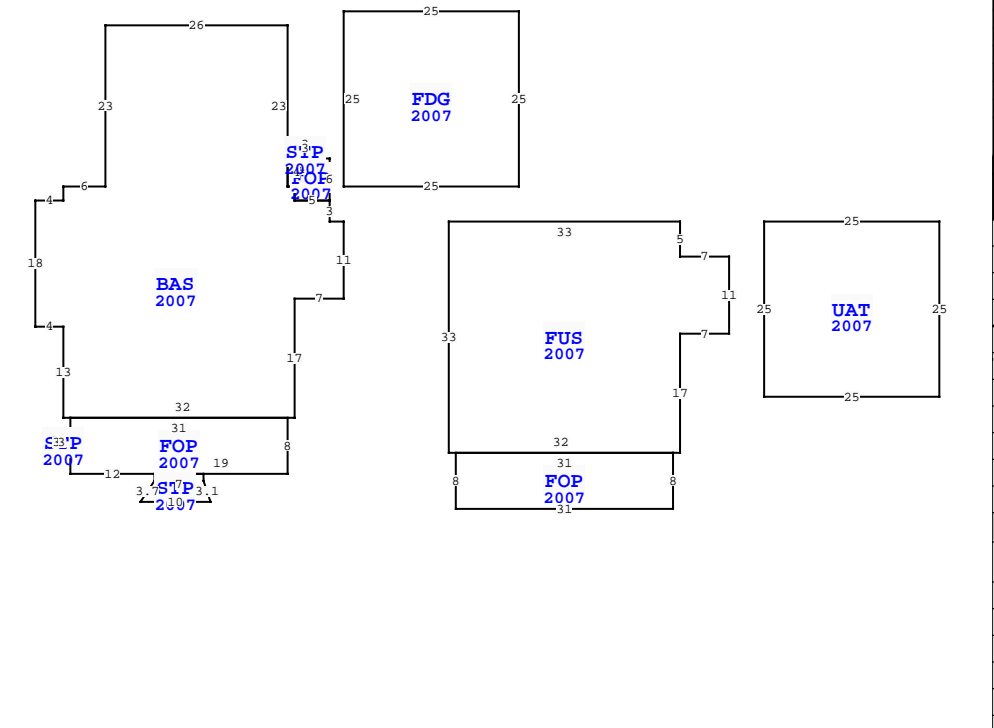


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	
0500	01	3,617	112.2975	177.43	641,764	2007	2012	0	0	0	5.50	94.50

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			606,467	
TOTAL MARKET OB/XF VALUE			19,389	
TOTAL LAND VALUE - MARKET			325,000	
TOTAL MARKET VALUE			950,856	
SOH/AGL Deduction			298,110	
ASSESSED VALUE			652,746	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			602,024	
TOTAL JUST VALUE			950,856	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			848,472	



QUALITY	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			
NEIGHBORHOOD/LOC	3029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	2007	1,851	310,360
FDG	625	60	2007	375	62,877
FOP	34	30	2007	10	1,676
FOP	248	30	2007	74	12,408
FOP	248	30	2007	74	12,408
FUS	1,166	100	2007	1,166	195,504
STP	6	10	2007	1	167
STP	6	10	2007	1	167
STP	33	10	2007	3	503
UAT	625	10	2007	62	10,396
TOTALS	4,842			3,617	606,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18011	ELEC OTHER	1,500	09/01/2006
M12041	MECH OTHER	0	09/01/2006
M11897	MECH OTHER	0	08/01/2006
E0617542	ELEC OTHER	5,000	06/01/2006
P0611269	OTHER	0	06/01/2006
C17847	CO ISSUED	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0995	1/15/2020	WD	Q	I	01	697,000

GRANTOR: BUNK BRYAN K & AMY E
GRANTEE: SMITH ROBERT
1405/1176 4/20/2006 WD Q V 200,000
GRANTOR: PHILIPS JANE G TRUSTE
GRANTEE: BECKHAM BRYAN K & A

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	0812	CONCRETE C	0	100	0	0	3,625.00	SF	4.00	4.00	100	2007	2007	3	87	12,615	
2	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50	6.50	100	2007	2007	3	87	1,306	
3	0835	QUARY TILE	0	100	0	0	501.00	SF	10.00	10.00	100	2007	2007	3	87	4,359	
4	1076	TRELLIS A	0	100	0	0	151.00	SF	7.50	7.50	100	2007	2007	3	44	498	
5	0810	CONCRETE A	0	100	0	0	58.00	SF	6.50	6.50	100	2007	2007	3	87	328	
6	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	2007	2007	3	87	283	

BLD DATE		10/23/2007	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BAS=[YR=2007] W2 N3 FOP=[YR=2007] N6 W2 STP=[YR=2007] N2 W3 S2 E3\$ W4 S4 E1 S2 E5\$ W5 N2 W1 N23 W26 S23 W6 S2 W4 S18 E4 S13 E1 FOP=[YR=2007] S2 STP=[YR=2007] W2 S3 E2 N3\$ S6 E12 STP=[YR=2007] S1 D3 L2 E10 U3 L1 N1 W7\$ E19 N8 W31\$ E32 N17 E7 N11\$ PTR=E15 FUS=[YR=2007] E33 S5 E7 S11 W7 S17 W1 FOP=[YR=2007] S8 W31 N8 E31\$ W32 N33\$ W15\$ PTR= N30 FDG=[YR=2007] E25 S25 W25 N25\$ S30\$ PTR=E60 UAT=[YR=2007] E25 S25 W25 N25\$ W60\$.	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							