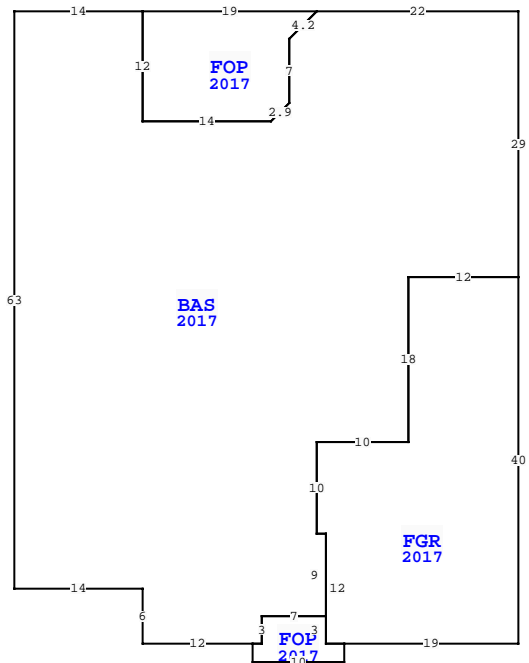


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,808	100	2017
FGR	688	55	2017
FOP	41	30	2017
FOP	195	30	2017
TOTALS	3,732		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2024									
				Heated Area:	2808			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			563,493
TOTAL MARKET OB/XF VALUE			59,822
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			923,315
SOH/AGL Deduction			0
ASSESSED VALUE			923,315
TOTAL EXEMPTION VALUE	13		923,315
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			923,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			899,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700814	SCRNENC	20,534	03/01/2017
17001628	CO ISSUED	0	02/28/2017
B1633571	SWIM POOL	48,000	12/01/2016
B1633034	NEW CONSTR	352,361	09/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1908	2/24/2017	WD Q	Q	I	02	577,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: RUSSO STEPHEN L						
2042/1951	4/28/2016	SW Q	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

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
1	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2017	2017
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2017	2017
3	0861	POOL GUNIT	0	100	0	0		170.00	170.00	100	2017	2017
4	0911	SCRN RM A	0	100	0	0		17.50	17.50	100	2017	2017
5	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2017	2017
6	0871	POOL HTR R	0	100	0	0		2,000.00	2,000.00	100	2017	2017
7	0855	CONC PAVER	0	100	15	19		7.00	7.00	100	2017	2017

TOTAL OB/XF												
59,822												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2017] W22 FOP=[YR=2017] W19 S12 E14 U2 R2 N7 U3 R3 \$ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S6 E12 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E19 N40 W12 S18 W10 S10 E1 S12 E2\$ W2 N3 W7 S3 W1\$ E1 N3 E7 N9 W1 N10 E10 N18 E12 N29\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00