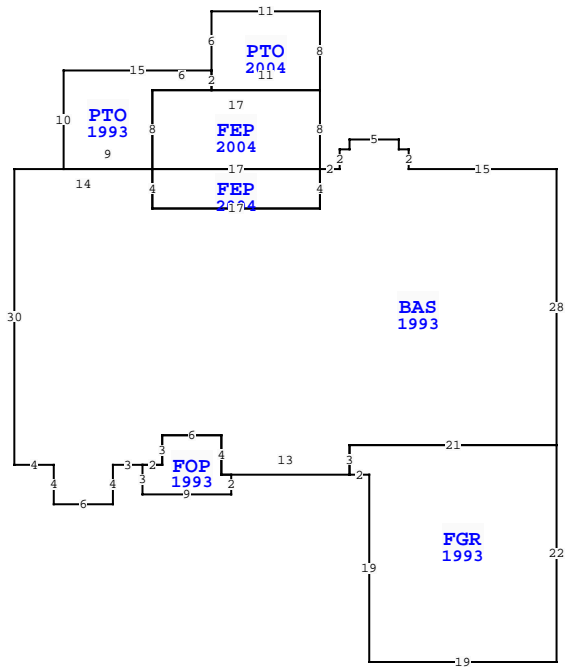


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,578	100	1993
FEP	68	80	2004
FEP	136	80	2004
FGR	424	55	1993
FOP	44	30	1993
PTO	102	5	1993
PTO	88	5	2004
TOTALS	2,440		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	1,996	109.2700	172.65	344,609	1991	1991	0	0	15.70	84.30		
1 SFR CUST - 0% - 0 Heated Area: 1578 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			290,505
TOTAL MARKET OB/XF VALUE			8,511
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			549,016
SOH/AGL Deduction			91,516
ASSESSED VALUE			457,500
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			457,500
TOTAL JUST VALUE			549,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413451	ADDITION	30,753	08/01/2004
7557	NEW CONSTR	68,046	10/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1639	7/20/2007	WD	Q	I		318,000
GRANTOR: PATTERSON CHARLES M &						
GRANTEE: SHARPE LYN						
1082/0383	9/23/2002	WD	Q	I		185,000
GRANTOR: BREELAND FRANK E & DO						
GRANTEE: PATTERSON CHARLES M						

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	0	0	0	1,236.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,942	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	1242	WD DECK A	0	0	0	0	114.00	SF	10.00	10.00	100	1992	1992	3	20	228	
4	0820	WOOD WALK	0	0	0	0	74.00	SF	11.75	11.75	100	1992	1992	3	40	348	
5	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1991	1991	3	59.5	383	
6	0811	CONCRETE B	0	0	0	0	428.00	SF	5.20	5.20	100	2002	2002	3	80	1,780	
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2002	2002	3	20	257	
8	0940	SHEDS/PORT	0	0	6	8	48.00	SF	20.10	20.10	100	2002	2002	3	20	193	
TOTAL OB/XF 8,511																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W15 N2 W1 N1 W5 S1 W1 S2 W2 FEP=[YR=2004] N8 PTO=[YR=2004] N8 W11 S6 PTO=[YR=1993] W15 S10 E9 N8 E6 N2 \$ S2 E11 \$ W17 S8 E17 \$ FEP=[YR=2004] W17 S4 E17 N4 \$ S4 W17 N4 W14 S30 E4 S4 E6 N4 E3 FOP=[YR=1993] S3 E9 N2 W1 N4 W6 S3 W2 \$ E2 N3 E6 S4 E13 FGR=[YR=1993] E2 S19 E19 N22 W21 S3 \$ N3 E21 N28 \$.			

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							