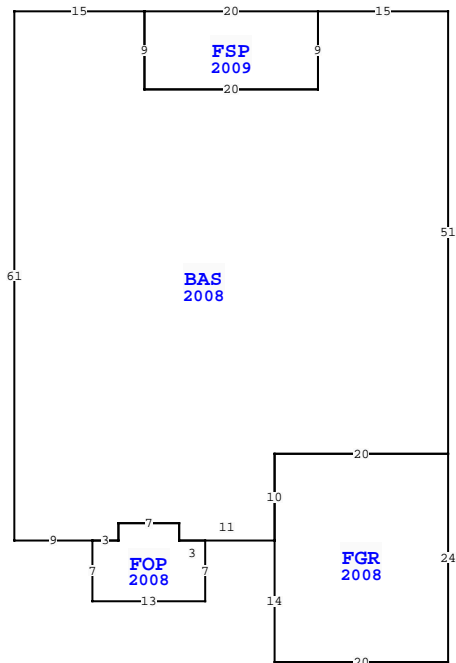


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,656	100	2008
FGR	480	55	2008
FOP	105	30	2008
FSP	180	40	2009
TOTALS	3,421		

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%	- 2019								
Heated Area: 2656						HX Base Yr 2019					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			496,435
TOTAL MARKET OB/XF VALUE			11,528
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			657,963
SOH/AGL Deduction			278,749
ASSESSED VALUE			379,214
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			328,492
TOTAL JUST VALUE			657,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			635,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090797	XFOB	1,932	06/23/2009
20081550	H/AC	7,790	10/08/2008
20081366	OTHER	8,050	09/04/2008
20080918	ELEC OTHER	2,000	05/29/2008
20080814	NEW CONSTR	251,955	05/13/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2210/0985	7/13/2018	WD Q	Q	I	02	455,500

GRANTOR: ZAFFARONI MICHAEL & C
GRANTEE: VIRDEN GARY R & KAT
2073/1592 9/22/2016 WD Q I 01 410,000
GRANTOR: DEAUVILLE PROPERTIES
GRANTEE: ZAFFARONI MICHAEL P

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W15 FSP=[YR=2009] W20 S9 E20 N9\$ S9 W20 N9 W15 S61 E9 FOP=[YR=2008] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 FGR=[YR=2008] S14 E20 N24 W20 S10\$ N10 E20 N51\$.	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	27	81.00	SF	10.00	10.00	100	2008	2008	3	88	713	
3	0855	CONC PAVER	0	100	0	612.00	SF	10.00	10.00	100	2008	2008	3	88	5,386	
4	0462	ST/AL FNC	0	100	114	236.00	SF	10.00	10.00	100	2009	2009	3	52	1,227	
5	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	
6	0830	FLAGSTONE	0	100	0	200.00	SF	12.00	12.00	100	2010	2010	3	90	2,160	

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							