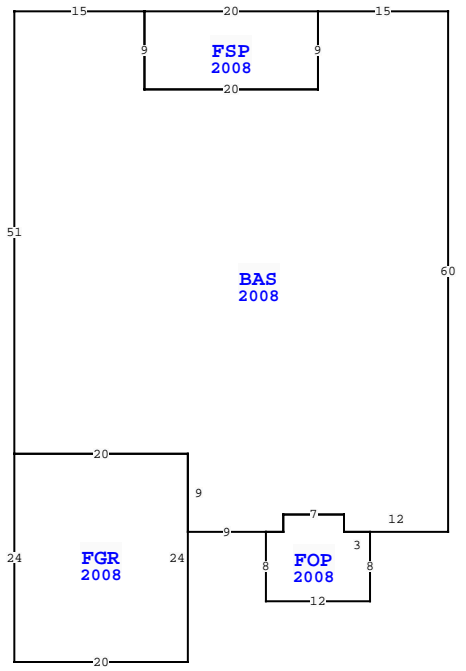


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,626	100	2008
FGR	480	55	2008
FOP	110	30	2008
FSP	180	40	2008
TOTALS	3,396		

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%	- 2016							
Heated Area: 2626						HX Base Yr 2016					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			508,234
TOTAL MARKET OB/XF VALUE			14,129
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			672,363
SOH/AGL Deduction			294,387
ASSESSED VALUE			377,976
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			327,254
TOTAL JUST VALUE			672,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			649,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090896	XFOB	822	07/09/2009
20080059	CO ISSUED	0	03/18/2008
20080404	H/AC	7,790	03/18/2008
20080210	OTHER	9,121	02/13/2008
20080122	ELEC OTHER	2,000	01/29/2008
20080059	NEW CONSTR	250,000	01/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1646/1636	10/12/2009	WD Q	I	01		359,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: MBENNA FRANCIS X &						
1367/1289	11/17/2005	WD U	V	19		163,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

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	0855	CONC PAVER	0	100	36	12			432.00	SF	10.00	2018	2018	3	97	4,190
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2008	2008	3	91	1,820
3	0855	CONC PAVER	0	100	0	0			624.00	SF	10.00	2008	2008	3	88	5,491
4	0855	CONC PAVER	0	100	27	4			108.00	SF	10.00	2008	2008	3	88	950
5	0462	ST/AL FNC	0	100	70	0			280.00	SF	10.00	2009	2009	3	52	1,456
6	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	2009	2009	3	74	222

BLD DATE		03/24/2008	DJ	LGL DATE	
XF DATE				03/13/2024	MLU
INC DATE					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W15 FSP=[YR=2008] W20 S9 E20 N9\$ S9 W20 N9 W15 S51 FGR=[YR=2008] S24 E20 N24 W20\$ E20 S9 E9 FOP=[YR=2008] S8 E12 N8 W3 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N60\$.	

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							