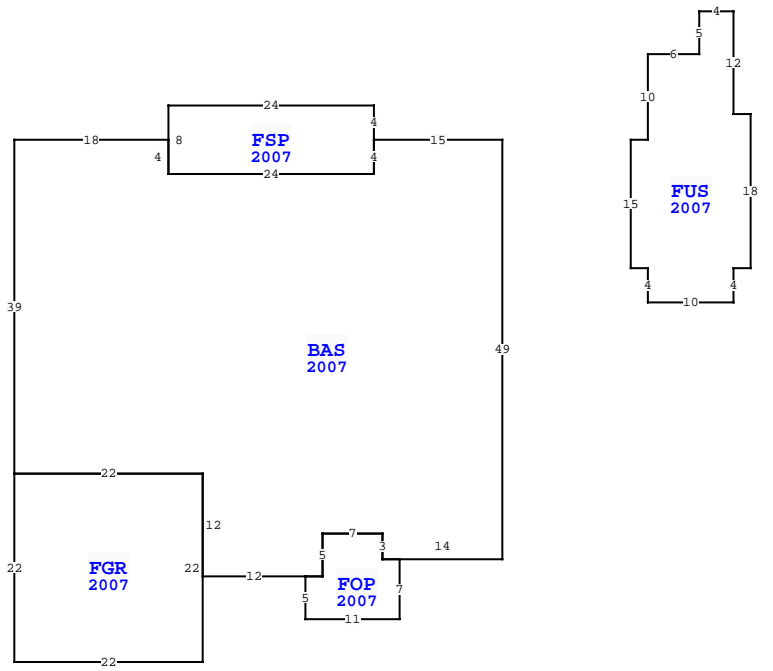


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		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	2,484	100	2007
FGR	484	55	2007
FOP	94	30	2007
FSP	192	40	2007
FUS	376	100	2007
TOTALS	3,630		

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%	- 2017		573,438	2007	2007	0	0	8.50	91.50
Heated Area: 2860						HX Base Yr 2017					



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		524,696
TOTAL MARKET OB/XF VALUE		27,664
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		702,360
SOH/AGL Deduction		301,717
ASSESSED VALUE		400,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,921
TOTAL JUST VALUE		702,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120338	SCRN ENCL	500	03/01/2012
20120320	PATIO ENCL	16,000	02/29/2012
20091649	ELEC OTHER	300	12/03/2009
20091594	ADDITION	20,000	11/20/2009
20071861	OTHER	1,640	10/03/2007
20071107	H/AC	7,300	06/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0571	3/24/2015	WD Q	Q	I	02	431,000
GRANTOR: MCKENZIE JAMES F & MA						
GRANTEE: CHASE RICHARD R & R						
1535/1242	11/14/2007	WD Q	Q	I		350,000
GRANTOR: SEDA CONSTRUCTION						
GRANTEE: MCKENZIE JAMES F &						

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	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	100	0	625.00	SF	10.00	10.00	100	2007	2007	3	87	5,438	
3	0855	CONC PAVER	0	100	26	78.00	SF	10.00	10.00	100	2007	2007	3	87	679	
4	0462	ST/AL FNC	0	100	61	244.00	SF	10.00	10.00	100	2010	2010	3	56	1,366	
5	0855	CONC PAVER	0	100	0	360.00	SF	10.00	10.00	100	2010	2010	3	90	3,240	
6	0911	SCRN RM A	0	100	24	360.00	SF	17.50	17.50	100	2010	2010	3	40	2,520	
7	0855	CONC PAVER	0	100	0	324.00	SF	10.00	10.00	100	2010	2010	3	90	2,916	
8	0879	FISH POOL	0	100	0	84.00	SF	14.00	14.00	100	2010	2010	3	56	659	
9	0855	CONC PAVER	0	100	0	408.00	SF	10.00	10.00	100	2010	2010	3	90	3,672	
10	1126	CB/STC 8"	0	100	0	211.00	SF	8.00	8.00	100	2010	2010	3	90	1,519	

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

