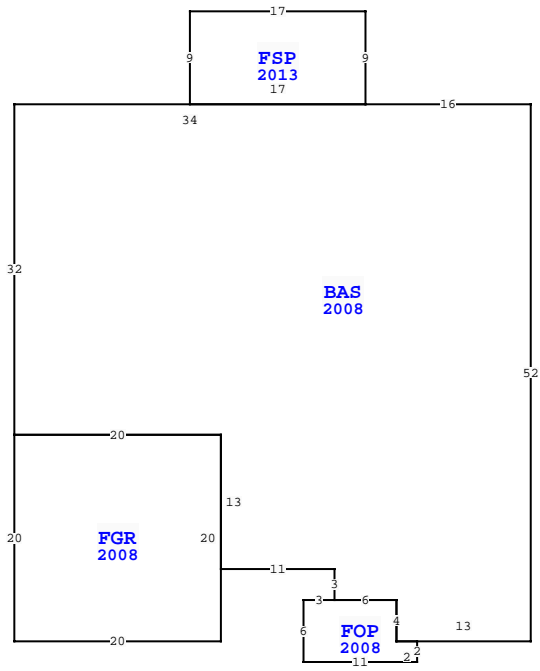


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 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	2,099	100	2008
FGR	400	55	2008
FOP	58	30	2008
FSP	153	40	2013
TOTALS	2,710		

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		452,769	2008	2008	0	0	0	8.00	92.00
				Heated Area: 2099				HX Base Yr 2019				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			416,547
TOTAL MARKET OB/XF VALUE			8,306
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			574,853
SOH/AGL Deduction			207,868
ASSESSED VALUE			366,985
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			316,263
TOTAL JUST VALUE			574,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			556,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072249	H/AC	5,110	12/18/2007
20071751	NEW CONSTR	250,000	09/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1679/0591	5/28/2010	WD Q	Q	I	02	281,000
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: LAVOIE WILLIAM J JR						
1584/0803	9/09/2008	WD Q	Q	I		294,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OSBORNE WILLIAM K &						

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	19	4			10.00	100	2008	2008	3	88	669	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2008	2008	3	88	5,016	
3	0462	ST/AL FNC	0	100	0	0			10.00	100	2009	2009	3	52	2,621	

BLD DATE 05/12/2008 DJ LGL DATE 03/13/2024 MLU
 XF DATE
 INC DATE

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2008] W16 FSP=[YR=2013] N9 W17 S9 E17\$ W34 S32 FGR=[YR=2008] S20 E20 N20 W20\$ E20 S13 E11 S3 FOP=[YR=2008] W3 S6 E11 N2 W2 N4 W6 \$ E6 S4 E13 N52\$.												

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								