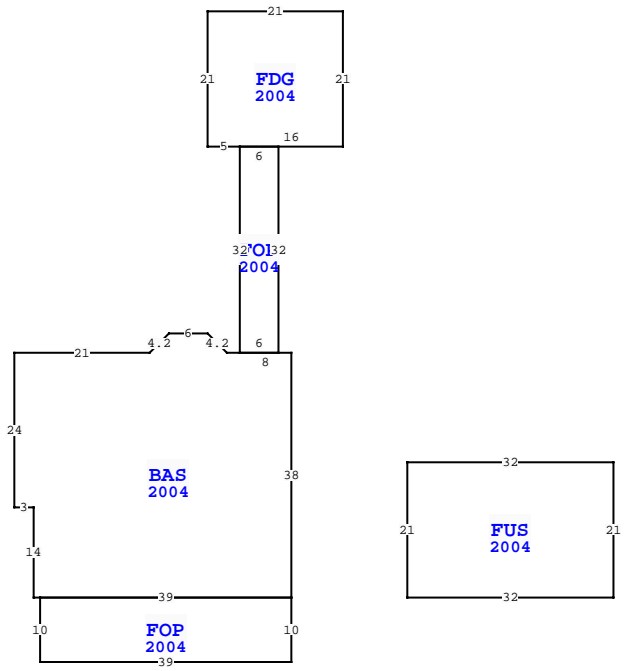


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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		1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,619	100	2004
FDG	441	60	2004
FOP	192	30	2004
FOP	390	30	2004
FUS	672	100	2004
TOTALS	3,314		

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%	- 2005	229.43	626,573	2004	2004	0	0	9.50	90.50
				Heated Area: 2291							
					HX Base Yr 2005						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			567,049
TOTAL MARKET OB/XF VALUE			7,564
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			949,613
SOH/AGL Deduction			556,729
ASSESSED VALUE			392,884
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			342,162
TOTAL JUST VALUE			949,613
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			789,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033547	NEW CONSTR	209,000	07/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0307	4/08/2005	QC	Q	I	01	100
GRANTOR: WASHBURN KATHLEEN & T						
GRANTEE: WASHBURN KATHLEEN						
1110/1864	1/31/2003	WD	Q	V		84,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WASHBURN KATHLEEN &						

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	0810	CONCRETE A	0	100	18	6			108.00	SF	6.50	6.50	100	2004	2004	3	83	583	
2	0810	CONCRETE A	0	100	0	0			1,060.00	SF	6.50	6.50	100	2004	2004	3	83	5,719	
3	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2006	2006	3	66	396	
4	0476	VF 6 SBPL	0	100	0	0			41.00	LF	32.00	32.00	100	2006	2006	3	66	866	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/08/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
FDG=[YR=2004] W21 S21 E5 FOP=[YR=2004] S32 BAS=[YR=2004] W2
U3 L3 W6 L3 D3 W21 S24 E3S14 E1 FOP=[YR=2004] S10 E39 N10
W39\$ E39 N38 W8\$ E6 N32 W6 \$ E16 N21\$ PTR=E10S70
FUS=[YR=2004] E32 S21 W32 N21\$N70W10\$.

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	000134	C	RES POND	100		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.25	5,000.00	6,250.00	375,000							