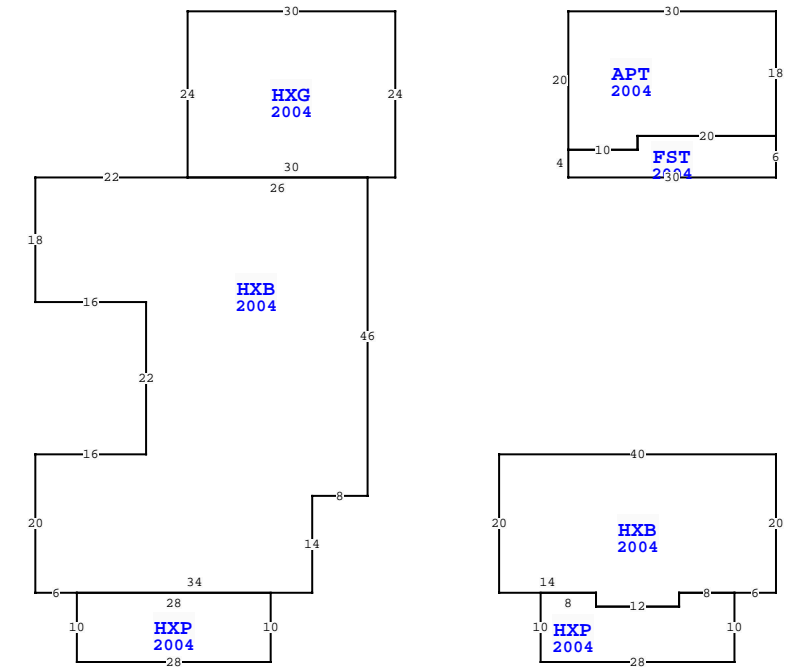


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floo	12	HARDWOOD	80
Interior Floo	19	MARBLE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		5.5	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
APT	560	100	2004
FST	160	55	2004
HXB	824	100	2004
HXB	2,416	100	2004
HXG	720	55	2004
HXP	256	30	2004
HXP	280	30	2004
TOTALS	5,216		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 85.42%	- 2021		988,212	2004	2004	0	0	0	9.50
					Heated Area: 3800			HX Base Yr 2021			



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			894,332
TOTAL MARKET OB/XF VALUE			23,324
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			1,292,656
SOH/AGL Deduction			520,690
ASSESSED VALUE			771,966
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			721,244
TOTAL JUST VALUE			1,292,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,118,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071136	XFOB	2,400	06/18/2007
20034073	NEW CONSTR	12,000	10/30/2003
20033954	H/AC	10,000	10/08/2003
20033900	NEW CONSTR	1,000	09/29/2003
20033773	SWIM POOL	10,000	09/04/2003
20033351	NEW CONSTR	275,000	06/26/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/0938	7/31/2012	WD	Q	I	02	500,000
GRANTOR: DRACE CHARLES L & DEB						
GRANTEE: O'KEEFE JOHN W						
1032/0585	1/22/2002	WD	U	V	21	76,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: DRACE CHARLES L & D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0861	POOL GUNIT	0	100	0	0	165.00	SF	85.00	85.00	100
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
5	0881	FOUNTAIN	0	100	0	0	1.00	UT	0.00	0.00	100
6	0825	BRICK	0	100	0	0	319.00	SF	12.50	12.50	100
7	1128	BRICK 12"	0	100	34	10	340.00	SF	14.00	14.00	100
8	0825	BRICK	0	100	26	2	52.00	SF	12.50	12.50	100
9	0825	BRICK	0	100	0	0	197.00	SF	12.50	12.50	100
10	0825	BRICK	0	100	3	8	24.00	SF	25.00	25.00	100
11	0825	BRICK	0	100	13	4	52.00	SF	12.50	12.50	100

TOTAL OB/XF											
17,573											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100	0003	R-2	0.00	0.00	60.00	FF	

BUILDING NOTES											
BUILDING DIMENSIONS											
HXG=[YR=2004] W30 S24 HXB=[YR=2004] W22 S18 E16 S22 W16 S20 E6 HXP=[YR=2004] S10 E28 N10 W28\$ E34 N14 E8 N46 W26\$ E30 N24\$ PTR= E15S64 HXB=[YR=2004] E40 S20 W6 HXP=[YR=2004] S10 W28 N10 E8 S2 E12 N2 E8\$ W8 S2 W12 N2 W14 N20\$ N64W15\$ PTR=E25S24 FST=[YR=2004] N4 APT=[YR=2004] N20 E30 S18 W20 S2 W10 \$ E10 N2 E20 S6 W30\$N24W25\$ .											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100	0003	R-2	0.00	0.00	60.00	FF	

