

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	19	MARBLE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
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	2,314	100	2003
FGR	402	55	2003
FOP	86	30	2003
FOP	174	30	2003
FOP	271	30	2003
PTO	60	5	2003
TOTALS	3,307		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 2025								
Heated Area: 2314						HX Base Yr					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/08/2025	MLU							
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			550,051
TOTAL MARKET OB/XF VALUE			12,601
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			812,652
SOH/AGL Deduction			0
ASSESSED VALUE			812,652
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			812,652
TOTAL JUST VALUE			812,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			737,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120578	H/AC	3,798	04/09/2012
20032773	NEW CONSTR	183,000	03/26/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/0921	6/12/2012	WD	U	I	11	100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WYATT CAROLINE WAUGH						
1103/0802	12/26/2002	WD	Q	V		59,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: THE CAROLINE WAUGH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0810	CONCRETE A	0	0	31	589.00	SF	6.50	6.50	100	2003
3	0810	CONCRETE A	0	0	6	30.00	SF	6.50	6.50	100	2003
4	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2003
5	1127	BRICK 8"	0	0	30	240.00	SF	11.00	11.00	100	2003
6	0825	BRICK	0	0	2	10.00	SF	12.50	12.50	100	2003
7	1127	BRICK 8"	0	0	14	70.00	SF	11.00	11.00	100	2003
8	0825	BRICK	0	0	0	220.00	SF	12.50	12.50	100	2004

TOTAL OB/XF											
12,601											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0003	R-2	0.00	0.00	50.00	FF	1.00

BUILDING NOTES			
<p>FGR=[YR=2003] W19 BAS=[YR=2003] N8 W21 S32 PTO=[YR=2003] S4 E16FOP=[YR=2003] S15 FOP=[YR=2003] W16S10E8 D2 R2 U12 R12 W6\$E6N11 U8 L8 D4 R2 \$ U4 L2 W14 \$ E14 R8 D8 S11 D12 L12 U2 L2 W8 S26 E6 S3 E17 N1 FOP=[YR=2003] E24 N19 W7 S10 W12 S3W5 S6 \$ N6 E5 N3 E12 N52 W10 S2 W3 N2 W7 U3 L3 N2E4N15\$ S15W4S2 D3 R3 E7 S2 E3 N2 E10 N20 \$.</p>			

BUILDING DIMENSIONS											
<p>FGR=[YR=2003] W19 BAS=[YR=2003] N8 W21 S32 PTO=[YR=2003] S4 E16FOP=[YR=2003] S15 FOP=[YR=2003] W16S10E8 D2 R2 U12 R12 W6\$E6N11 U8 L8 D4 R2 \$ U4 L2 W14 \$ E14 R8 D8 S11 D12 L12 U2 L2 W8 S26 E6 S3 E17 N1 FOP=[YR=2003] E24 N19 W7 S10 W12 S3W5 S6 \$ N6 E5 N3 E12 N52 W10 S2 W3 N2 W7 U3 L3 N2E4N15\$ S15W4S2 D3 R3 E7 S2 E3 N2 E10 N20 \$.</p>											

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	000100	C	RES	0	0003	R-2	0.00	0.00	50.00	FF	1.00