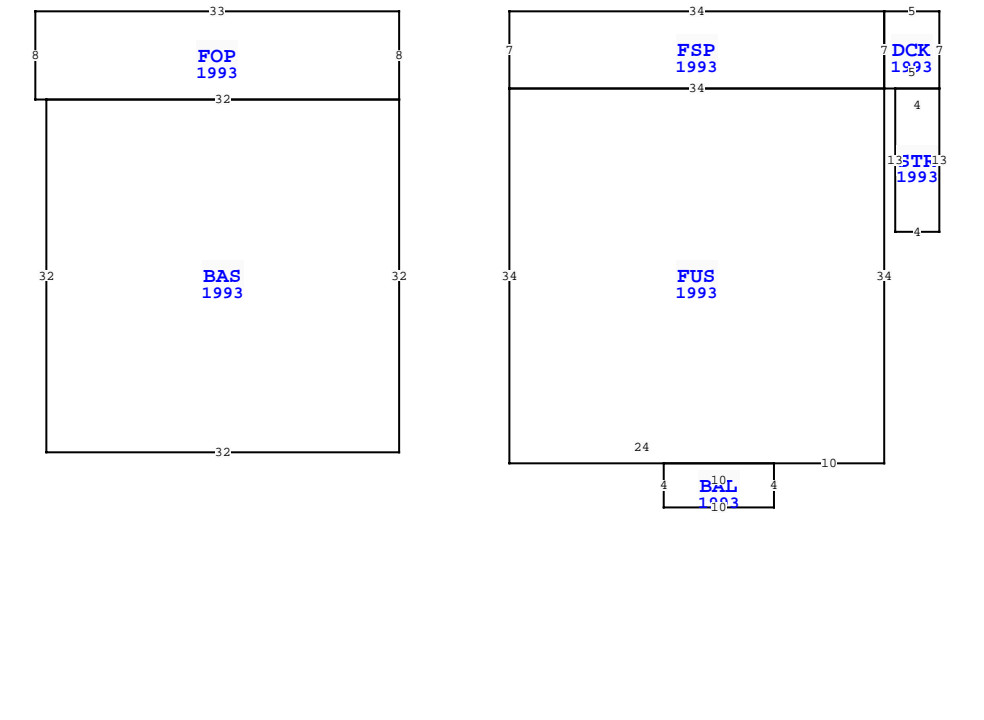


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	23 REINF CONC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,369	115.5000	115.50	273,620	1985	1995	0	0	14.38	85.62



MAP NUM		MKT AREA			
			01		
NEIGHBORHOOD/LOC 1043.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	1993	6	593
BAS	1,024	100	1993	1,024	101,264
DCK	35	10	1993	4	396
FOP	264	30	1993	79	7,813
FSP	238	40	1993	95	9,395
FUS	1,156	100	1993	1,156	114,318
STR	52	10	1993	5	495
TOTALS	2,809			2,369	234,273

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0810	CONCRETE A	0	100	42	798.00	SF	6.50	6.50	100	1985	1985	3	44	2,282	
3	0855	CONC PAVER	0	100	0	219.00	SF	10.00	10.00	100	2014	2014	3	94	2,059	
4	0855	CONC PAVER	0	100	0	134.00	SF	10.00	10.00	100	2014	2014	3	94	1,260	

TOTAL OB/XF											
7,561											

LAND DESCRIPTION																								
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-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

NASSAU COUNTY PROPERTY																							
PAGE 1 of 1																							
VALUATION SUMMARY																							
VALUATION BY												STANDARD											
Tax Group: 2												Tax Dist:											
BUILDING MARKET VALUE												234,273											
TOTAL MARKET OB/XF VALUE												7,561											
TOTAL LAND VALUE - MARKET												360,000											
TOTAL MARKET VALUE												601,834											
SOH/AGL Deduction												373,037											
ASSESSED VALUE												228,797											
TOTAL EXEMPTION VALUE												HX HB 50,722											
BASE TAXABLE VALUE												178,075											
TOTAL JUST VALUE												601,834											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												501,671											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090853	REPAIR/RRF	4,128	07/01/2009
B9710507	REPAIR/RRF	2,500	05/27/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0276	5/26/2009	WD	U	I	12	213,900

GRANTOR: AURORA LOAN SERVICES						
GRANTEE: MCCORMAC DANIEL W &						
1607/0112	2/25/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AURORA LOAN SERVICE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W33 S8 E1 BAS=[YR=1993] S32 E32 N32 W32 E32											
N8\$ PTR=E10 FSP=[YR=1993] E34 DCK=[YR=1993] E5S7											
STR=[YR=1993] S13W4N13E4\$W5N7\$S7 FUS=[YR=1993] S34 W10											
BAL=[YR=1993] S4 W10 N4 E10\$ W24 N34E34\$ W34 N7\$ W10\$.											