

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 Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,312	100	1993
FGR	410	55	1993
FOP	25	30	1993
TOTALS	1,747		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,546	131.3760	173.42	268,107	1987	1987	0	0	18.50	81.50
1 SNGL FAM - 100% - 2006 Heated Area: 1312 HX Base Yr 2006											

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	0811	CONCRETE B	0	100	38	16			5.20	100	1987	1987	3	49.5	1,565		
2	0810	CONCRETE A	0	100	22	3			6.50	100	1987	1987	3	49.5	212		
3	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1987	1987	3	60	2,100		
4	0755	FSP	0	100	10	8			20.00	100	1992	1992	3	20	320		
5	1242	WD DECK A	0	100	20	10			10.00	100	1997	1997	3	20	400		
TOTALS												1,546		218,507			

LAND DESCRIPTION		TOTAL OB/XF 4,597																						
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			218,507
TOTAL MARKET OB/XF VALUE			4,597
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			403,104
SOH/AGL Deduction			234,267
ASSESSED VALUE			168,837
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			118,115
TOTAL JUST VALUE			403,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070502	REPAIR/RRF	2,300	03/26/2007
BP4125	N/A	0	01/15/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/0093	8/18/2005	QC	Q	I	01	100
GRANTOR: BOWEN MATTHEW W & LAU						
GRANTEE: BOWEN MATTHEW WADE						
1146/1045	6/19/2003	WD	Q	I		130,000
GRANTOR: HOETZLEIN SUSAN & TIM						
GRANTEE: BOWEN MATTHEW W & L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W50 S12 W1 S7 E1 S12 E23 FOP=[YR=1993] E5	
FGR=[YR=1993] E3 S10 E19 N20 W22 S10\$ N5W5 S5\$ N5 E5 N5E22 N21\$.	