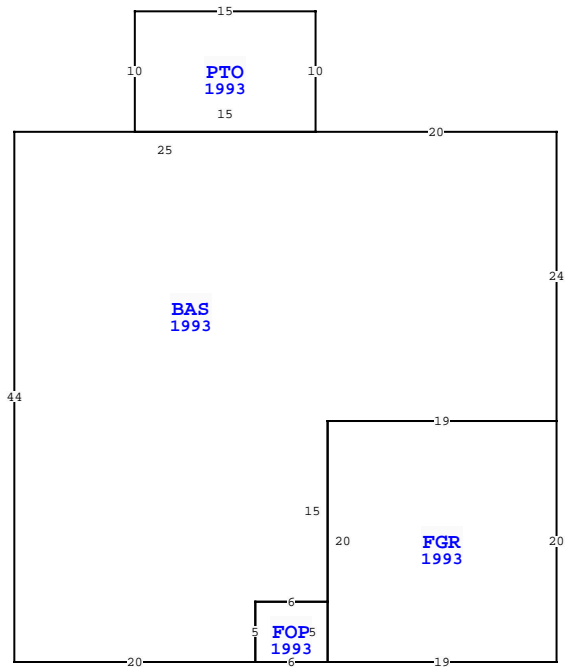


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating 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	1,570	100	1993
FGR	380	55	1993
FOP	30	30	1993
PTO	150	5	1993
TOTALS	2,130		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,796	131.1000	173.05	310,798	1987	1987	0	0	17.10	82.90
1 SNGL FAM - 100% - 2011 Heated Area: 1570 HX Base Yr 2011											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			257,652
TOTAL MARKET OB/XF VALUE			3,589
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			441,241
SOH/AGL Deduction			261,403
ASSESSED VALUE			179,838
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			129,116
TOTAL JUST VALUE			441,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112087	REPAIR/RRF	9,140	11/18/2011
4465	NEW CONSTR	40,000	09/14/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0872	3/19/2002	WD	Q	I		135,800
GRANTOR: LEE-MCCARROLL INC						
GRANTEE: DUENAS WILLIAM J						
0817/0171	12/17/1997	WD	Q	I		97,500
GRANTOR: PITRON JOHN EDWARD &						
GRANTEE: LEE-MCCARROLL INC						

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	39	17	663.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,707	
2	0811	CONCRETE B	0 100	8	3	24.00	SF	5.20	5.20	100	1987	1987	3	49.5	62	
3	1242	WD DECK A	0 100	0	0	364.00	SF	10.00	10.00	100	2012	2012	3	50	1,820	
TOTALS															3,589	

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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							