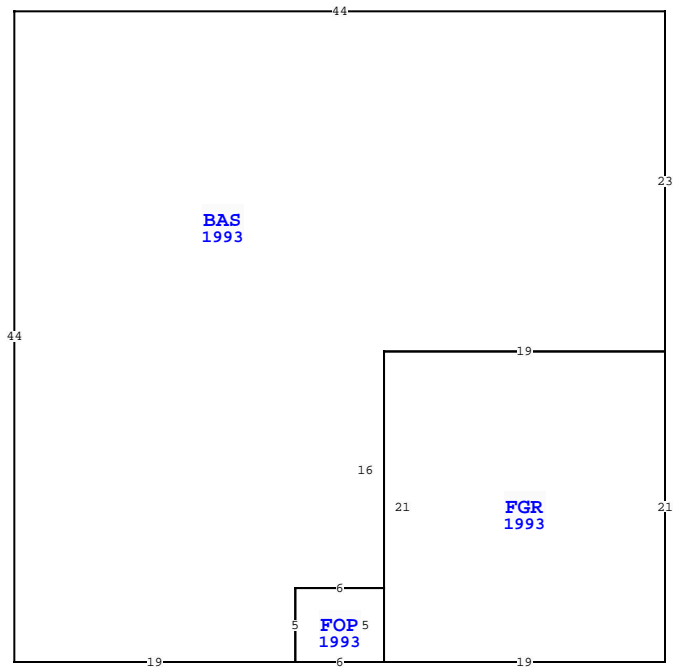




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating 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	1,507	100	1993
FGR	399	55	1993
FOP	30	30	1993
TOTALS	1,936		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,735	131.1000	173.05	300,242	1988	1995	0	0	14.33	85.67
1 SNGL FAM - 0% - 2023 Heated Area: 1507 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			257,217
TOTAL MARKET OB/XF VALUE			6,995
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			444,212
SOH/AGL Deduction			6,930
ASSESSED VALUE			437,282
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			437,282
TOTAL JUST VALUE			444,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052990	REPAIR/RRF	2,000	11/10/2005
4621	NEW CONSTR	40,000	01/05/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/1079	12/16/2016	WD	Q	I	01	225,000
GRANTOR: REMUS RODNEY ZAINE						
GRANTEE: HUBEN JEFFREY P & A						
1337/0832	8/01/2005	WD	U	I	07	100
GRANTOR: REICHLÉ DAMON L & AZD						
GRANTEE: REMUS RODNEY ZAINE						

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	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1988	1988	3	52	81	
2	0811	CONCRETE B	0	0	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	52	1,644	
3	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1988	1988	3	52	676	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
5	0811	CONCRETE B	0	0	0	0	666.00	SF	5.20	5.20	100	1996	1996	3	70	2,424	
TOTALS															6,995		

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							