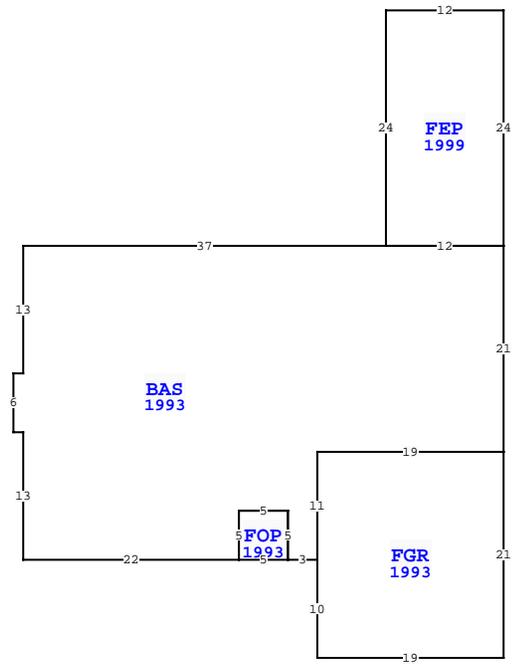


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,340	100	1993
FEP	288	80	1999
FGR	399	55	1993
FOP	25	30	1993
TOTALS	2,052		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,797	125.3500	165.46	297,332	1988	2000	0	0	11.75	88.25
1 SNGL FAM - 100% - 2015											
Heated Area: 1340											
HX Base Yr 2015											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			262,395
TOTAL MARKET OB/XF VALUE			12,737
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			455,132
SOH/AGL Deduction			228,809
ASSESSED VALUE			226,323
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			170,601
TOTAL JUST VALUE			455,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9813	ADDITION	6,550	08/25/1997
4544	NEW CONSTR	37,000	10/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1904/1659	2/28/2014	WD Q	Q	I	02	200,000
GRANTOR: MORRIS TIMOTHY & SUZA						
GRANTEE: MYERS DEBORAH A						
1309/1252	4/13/2005	WD Q	Q	I		219,000
GRANTOR: HANKINS MICHAEL B						
GRANTEE: MORRIS TIMOTHY & SU						

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	100	20	3			6.50	100	1988	1988	3	52	203	
2	0810	CONCRETE A	0	100	38	17			6.50	100	1988	1988	3	52	2,156	
3	0845	KOOL DECK	0	100	0	0			7.25	100	1988	1988	3	52	2,635	
4	0861	POOL GUNIT	0	100	0	0			85.00	100	1988	1988	3	20	6,800	
5	0810	CONCRETE A	0	100	0	0			6.50	100	1988	1988	3	52	848	
6	0810	CONCRETE A	0	100	7	4			6.50	100	1988	1988	3	52	95	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/01/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
FEP=[YR=1999] W12 S24 BAS=[YR=1993] W37 S13 W1 S6 E1 S13 E22 FOP=[YR=1993] E5 N5 W5 S5 \$ N5 E5 S5 E3 FGR=[YR=1993] S10 E19 N21 W19 S11 \$ N11 E19 N21 W12 \$ E12 N24 \$ .			

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							