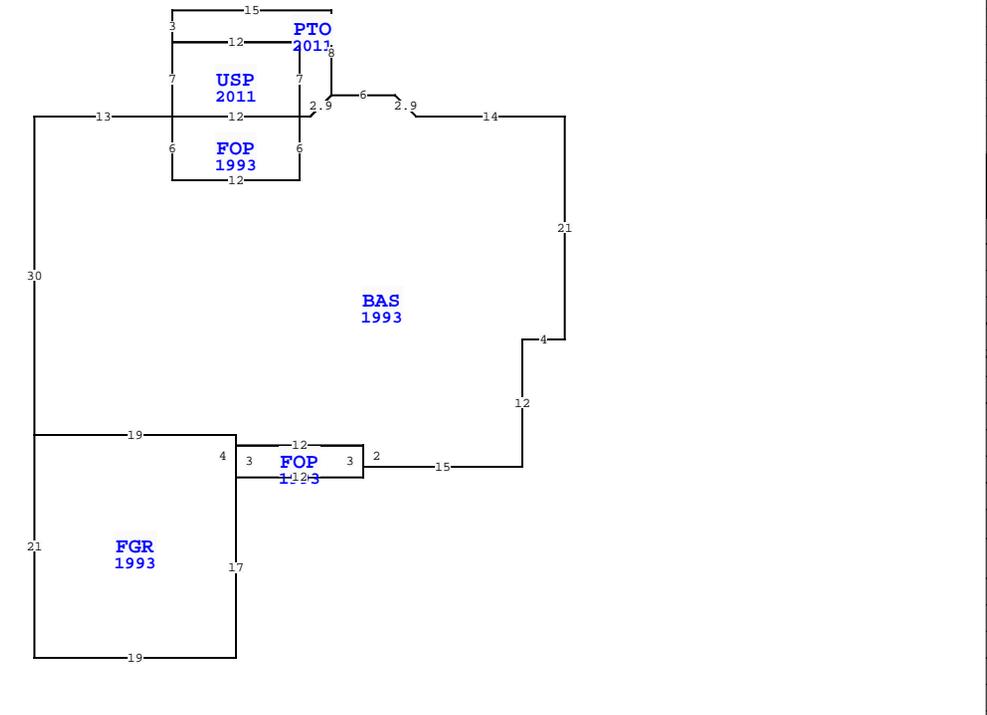


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,745	131.6750	173.81	303,298	1988	1995	0	0	14.25	85.75



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	1993	1,465	218,347
FGR	399	55	1993	219	32,640
FOP	36	30	1993	11	1,640
FOP	72	30	1993	22	3,279
PTO	64	5	2011	3	447
USP	84	30	2011	25	3,726
TOTALS	2,120			1,745	260,078

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	260,078		
TOTAL MARKET OB/XF VALUE	5,272		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	445,350		
SOH/AGL Deduction	264,543		
ASSESSED VALUE	180,807		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	130,085		
TOTAL JUST VALUE	445,350		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	417,422		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061096	REPAIR/RRF	5,200	05/18/2006
4559	NEW CONSTR	40,500	11/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1709	7/12/2011	WD Q	Q	I	02	156,500
GRANTOR: ROGERS RONALD W SR &						
GRANTEE: CROUNSE STEVEN & MA						
1236/0500	6/08/2004	WD Q	Q	I		176,000
GRANTOR: HASTINGS STEVE M & JO						
GRANTEE: ROGERS RONALD W SR						

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	16	624.00	SF	5.20	5.20	100	1988	1988	3	52	1,687	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	1988	1988	3	52	264	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0 100	23	10	230.00	SF	6.50	6.50	100	2000	2000	3	77	1,151	

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

BUILDING NOTES	
BAS=[YR=1993] W14 U2 L2 W6 PTO=[YR=2011] N8 W15 S3 USP=[YR=2011] S7 FOP=[YR=1993] S6E12 N6W12\$ E12 N7W12\$ E12 S7 E1 U2 R2 \$ D2 L2 W1 S6 W12 N6 W13 S30 FGR=[YR=1993] S21 E19 N17 FOP=[YR=1993] E12 N3 W12S3\$ N4 W19\$ E19 S1 E12 S2 E15 N12 E4 N21\$.	

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