

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 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	1,797	100	1993
BAS	440	100	2009
FOP	85	30	1993
FSP	200	40	1993
PTO	120	5	1993
TOTALS	2,642		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,349	117.2080	154.71	363,414	1987	1992	0	0	15.25	84.75
1 SNGL FAM - 100% - 1997 Heated Area: 2237 HX Base Yr 1997											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,336.00	SF	4.00	4.00	100	1987
2	0812	CONCRETE C	0	100	33	99.00	SF	4.00	4.00	100	1987
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987
4	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	1991
5	0845	KOOL DECK	0	100	0	638.00	SF	7.25	7.25	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
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
15,343						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			307,993
TOTAL MARKET OB/XF VALUE			15,343
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			503,336
SOH/AGL Deduction			326,032
ASSESSED VALUE			177,304
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			126,582
TOTAL JUST VALUE			503,336
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6501B	SWIM POOL	7,500	04/19/1991
4462	NEW CONSTR	40,500	09/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1689	10/05/1995	WD	Q	I		114,000
GRANTOR: CROSS RALPH C & SHERR						
GRANTEE: BEARDEN RALPH L & K						
0533/1029	12/23/1987	WD	Q	I		92,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: CROSS RALPH C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 FSP=[YR=1993] N10 W20 PTO=[YR=1993] W12 S10 E12 N10 \$ S10 E20 \$ W32 S13 D2 L2 S4 D2 R2 S25 E17 FOP=[YR=1993] E13 BAS=[YR=2009] E20 N22 W20 S22 \$ N8 W10 S5 D3 L3 \$ U3 R3 N5 E10 N14 E20 U3 R3 U3 L3 N18 \$.	