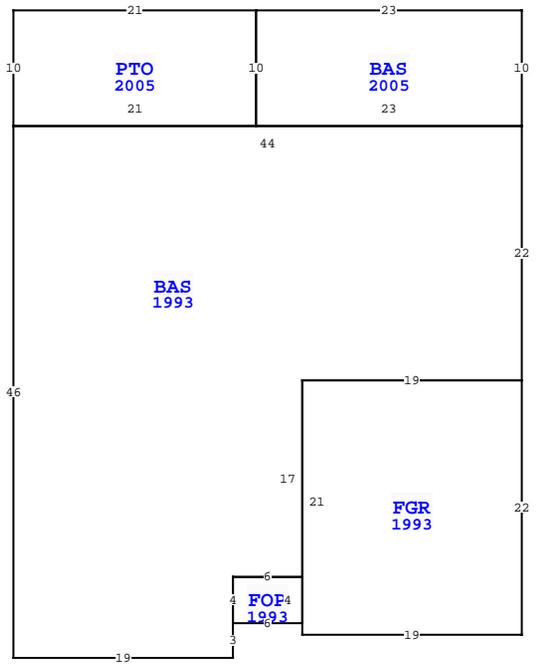


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	05	AVERAGE	80		
Exterior Wall	12	CEDAR	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1993	1,526	211,106
BAS	230	100	2005	230	31,818
FGR	418	55	1993	230	31,818
FOP	24	30	1993	7	968
PTO	210	5	2005	10	1,384
TOTALS	2,408			2,003	277,094

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,003	125.2097	165.28	331,056	1989	1989	0	0	16.30	83.70
1 SNGL FAM - 100% - 2012 Heated Area: 1756 HX Base Yr 2012											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		277,094	
TOTAL MARKET OB/XF VALUE		2,448	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		459,542	
SOH/AGL Deduction		274,649	
ASSESSED VALUE		184,893	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		134,171	
TOTAL JUST VALUE		459,542	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062284	H/AC	2,400	10/05/2006
20041974	REPAIR/RRF	1,000	10/26/2004
5158	NEW CONSTR	67,830	01/10/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1773/1011	12/30/2011	WD	Q	I	02	180,000
GRANTOR: MARKER KENNETH J & ME						
GRANTEE: MCNABB RUSSELL B &						
1104/1288	12/31/2002	WD	Q	I		159,900
GRANTOR: SILVA JOHN M & SUSAN						
GRANTEE: MARKER KENNETH J						

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	0	680.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,927	
2	0835	QUARY TILE	0	100	0	58.00	SF	10.00	10.00	100	2002	2002	3	80	464	
3	0810	CONCRETE A	0	100	4	16.00	SF	6.50	6.50	100	1989	1989	3	54.5	57	

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							