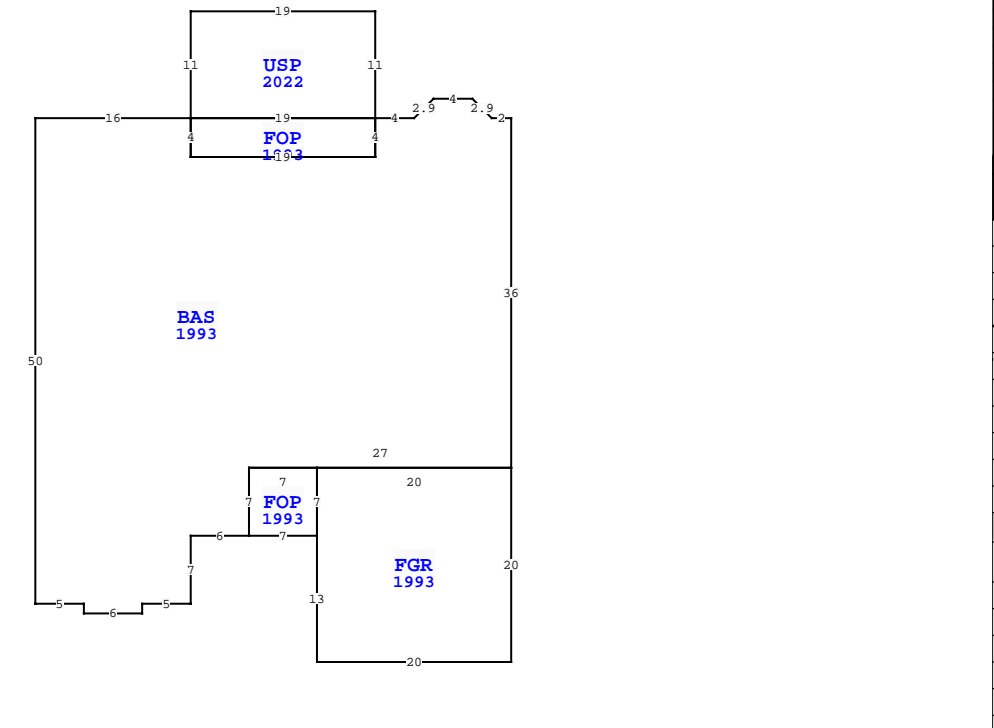


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,293	117.5020	155.10	355,644	1993	1993	0	0	14.98	85.02



Quality		05 Quality Level 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC 1081.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1993	1,972	260,040
FGR	400	55	1993	220	29,011
FOP	49	30	1993	15	1,978
FOP	76	30	1993	23	3,033
USP	209	30	2022	63	8,307
TOTALS	2,706			2,293	302,369

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0810	CONCRETE A	0	100	41	656.00	SF	6.50	6.50	100	1993	1993	3	64	2,729	
3	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	1993	1993	3	64	300	
4	0861	POOL GUNIT	0	100	0	267.00	SF	85.00	85.00	100	2007	2007	3	44	9,986	
5	0911	SCRN RM A	0	100	0	947.00	SF	17.50	17.50	100	2016	2016	3	70	11,601	
6	0845	KOOL DECK	0	100	0	899.00	SF	7.25	7.25	100	2007	2007	3	87	5,670	
7	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270	
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	

TOTAL OB/XF												32,536												
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	405,000.00	405,000.00	405,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				302,369			
TOTAL MARKET OB/XF VALUE				32,536			
TOTAL LAND VALUE - MARKET				405,000			
TOTAL MARKET VALUE				739,905			
SOH/AGL Deduction				396,312			
ASSESSED VALUE				343,593			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				292,871			
TOTAL JUST VALUE				739,905			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				596,882			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161763	SCRNENCL	16,740	06/27/2016
20121801	RE-ROOF	10,500	08/31/2012
20070428	POOL SCREEN	10,000	03/12/2007
20070353	WIRING FOR POOL	1,000	02/26/2007
20070237	SWIM POOL	27,000	02/09/2007
20040739	SHADOW BOX FENCE	1,000	04/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/1563	6/24/2015	WD Q	Q	I	02	345,000
GRANTOR: MANASEK RICHARD R & L						
GRANTEE: OTTEVAERE DEREK						
1413/0622	5/19/2006	WD Q	Q	I		429,000
GRANTOR: SHAW MICHAEL &						
GRANTEE: MANASEK RICHARD R &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 L2 U2 W4 D2 L2 W4 USP=[YR=2022] N11 W19 S11 E19 \$ FOP=[YR=1993] W19 S4 E19 N4 \$ S4 W19 N4 W16 S50 E5 S1 E6 N1 E5 N7 E6 FOP=[YR=1993] E7 FGR=[YR=1993] S13 E20 N20 W20 S7 \$ N7 W7 S7 \$ N7 E27 N36 \$.	