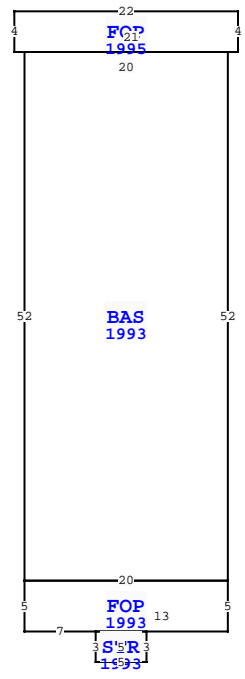


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	1993
FOP	100	30	1993
FOP	88	30	1995
STR	15	10	1993
TOTALS	1,243		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,098	116.4092	116.41	127,818	1946	1990		0	0	15.75
1 SINGLE FAM - 100% - 2015 Heated Area: 1040 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			107,687
TOTAL MARKET OB/XF VALUE			3,249
TOTAL LAND VALUE - MARKET			140,250
TOTAL MARKET VALUE			251,186
SOH/AGL Deduction			148,607
ASSESSED VALUE			102,579
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			51,857
TOTAL JUST VALUE			251,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140328	REPAIR/RRF	30,000	02/17/2014
20120901	RE-ROOF	3,000	05/18/2012
20101157	H/AC	3,800	07/15/2010
8622	REPAIR/RRF	2,000	10/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/1207	5/11/2012	WD	Q	I	02	87,000
GRANTOR: PIRATE ISLAND PROPERT						
GRANTEE: COALSON DAVID B & M						
1788/0544	3/09/2012	WD	Q	I	02	52,000
GRANTOR: MARSHALL LAURA A						
GRANTEE: PIRATE ISLAND PROPE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	1946
2	0825	BRICK	0 100	0	0	400.00	SF	8.75	8.75	100	1995
3	0851	PATIO STON	0 100	9	7	63.00	SF	0.75	0.75	100	1998

TOTAL OB/XF											
3,249											
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	0006	R-2	30.00	100.00	30.00	FF	

BUILDING NOTES											
BLD DATE 10/03/2014 KK LGL DATE 05/22/2025 MLU											
XF DATE											
INC DATE											
AG DATE											

BUILDING DIMENSIONS											
FOP=[YR=1995] W22 S4 E1 BAS=[YR=1993] S52 FOP=[YR=1993]											
S5E7 STR=[YR=1993] S3E5 N3W5\$ E13 N5 W20 \$ E20 N52W20\$ E21N4\$.											

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	0006	R-2	30.00	100.00	30.00	FF		1.00	1.00	1.10	4,250.00	4,675.00	140,250							