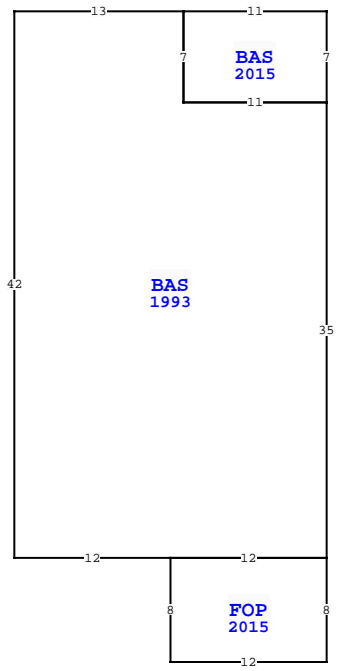


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	02	DIST FB	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC		1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	1993	931	119,238
BAS	77	100	2015	77	9,862
FOP	96	30	2015	29	3,714
TOTALS	1,104			1,037	132,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,037	106.9200	141.13	146,352	1920	2005	0	0	9.25	90.75
1 SNGL FAM - 100% - 2016										Heated Area: 1008	HX Base Yr 2016



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			132,814
TOTAL MARKET OB/XF VALUE			1,607
TOTAL LAND VALUE - MARKET			412,250
TOTAL MARKET VALUE			546,671
SOH/AGL Deduction			352,463
ASSESSED VALUE			194,208
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			93,486
TOTAL JUST VALUE			546,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			516,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151394	CO ISSUED	0	07/02/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/0950	8/14/2015	WD	Q	I	01	260,000
GRANTOR: DISBROW BUILDERS INC						
GRANTEE: FITZGERALD JOAN D &						
1953/1634	12/22/2014	CT	U	I	18	41,700
GRANTOR: CLERK OF COURT						
GRANTEE: DISBROW BUILDERS IN						

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	0810	CONCRETE A	0	100	4	9		SF	6.50	100	1920	1920	3	20	47	
2	1242	WD DECK A	0	100	24	10		SF	10.00	100	2015	2015	3	65	1,560	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W11 BAS=[YR=1993] W13 S42 E12 FOP=[YR=2015] S8 E12 N8 W12\$ E12 N35 W11 N7 \$ S7 E11N7 \$.	

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	97.00	100.00	97.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	412,250							