



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 80			
Exterior Wall	15	CONC BLOCK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	12	HARDWOOD 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1993	1,552	126,432
FOP	128	30	1993	38	3,095
UCP	364	20	1993	73	5,947
TOTALS	2,044			1,663	135,474

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	119.8000	119.80	199,227	1971	1990	15	0	0	17.00	68.00

1 SINGLE FAM - 100% - 0

Heated Area: 1552

HX Base Yr 1995

</

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
1	0510	GARAGE WD-	0	100	19	24	456.00	SF	26.25	26.25	100	1980	1980
2	0681	POLE SHED	0	100	14	20	280.00	SF	11.25	11.25	100	1983	1983
3	0810	CONCRETE A	0	100	0	0	2,288.00	SF	6.50	6.50	100	1990	1990
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	26.25	26.25	100	2001	2001
5	0350	CARPORT WD	0	100	4	19	76.00	SF	9.75	9.75	100	1991	1991
6	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2001	2001
TOTAL OB/XF 17,740													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100	0007	RSF-21	100.00	100.00	100.00	FF		1.00	1.00
TOTAL ADJ 0.80													
UNIT PRICE 1,300.00													
ADJ UNIT PRICE 1,040.00													
LAND VALUE 104,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSVR													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		135,474	
TOTAL MARKET OB/XF VALUE		17,740	
TOTAL LAND VALUE - MARKET		104,000	
TOTAL MARKET VALUE		257,214	
SOH/AGL Deduction		169,013	
ASSESSED VALUE		88,201	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		37,479	
TOTAL JUST VALUE		257,214	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-08916	ADDITION	11,025	11/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0417/0497	4/01/1984	WD	Q	I		40,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W30 N8 W12 S8 W10 UCP=[YR=1993] W13 S28 E13 N28 \$ S28 FOP=[YR=1993] S8 E16 N8 W16 \$ E52 N28 \$.							