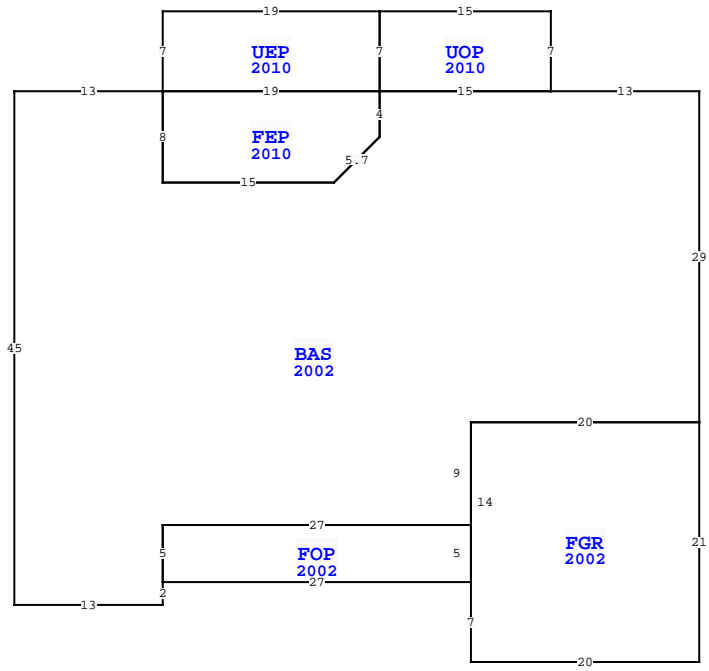


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,047	100	2002
FEP	144	80	2010
FGR	420	55	2002
FOP	135	30	2002
UEP	133	60	2010
UOP	105	20	2010
TOTALS	2,984		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2006	Heated Area: 2047		HX Base Yr 2006				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			548,259
TOTAL MARKET OB/XF VALUE			6,746
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			730,005
SOH/AGL Deduction			361,526
ASSESSED VALUE			368,479
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			312,757
TOTAL JUST VALUE			730,005
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			705,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209959	NEW CONSTR	151,904	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1131/0367	4/22/2003	WD Q	Q	I		332,900

GRANTOR: SUMMER BEACH WEST LLC  
 GRANTEE: O'BRIEN DENNIS 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	1,011.00	SF	4.00	4.00	100	2002	2002	3	80	3,235	
3	0810	CONCRETE A	0	100	0	103.00	SF	6.50	6.50	100	2002	2002	3	80	536	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2002] W 13 UOP=[YR=2010] N7 W15 UEP=[YR=2010] W19 S7 FEP=[YR=2010] S8 E15 U4 R4 N4 W19\$ E19 N7\$ S7 E15\$ W15 S4 L4 D4 W15 N8 W13 S45 E13 N2 FOP=[YR=2002] E27 FGR=[YR=2002] S7 E20 N21 W20 S14\$ N5 W27 S5\$ N5 E27 N9 E20 N29\$ .			

LAND DESCRIPTION		TOTAL OB/XF															6,746							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							