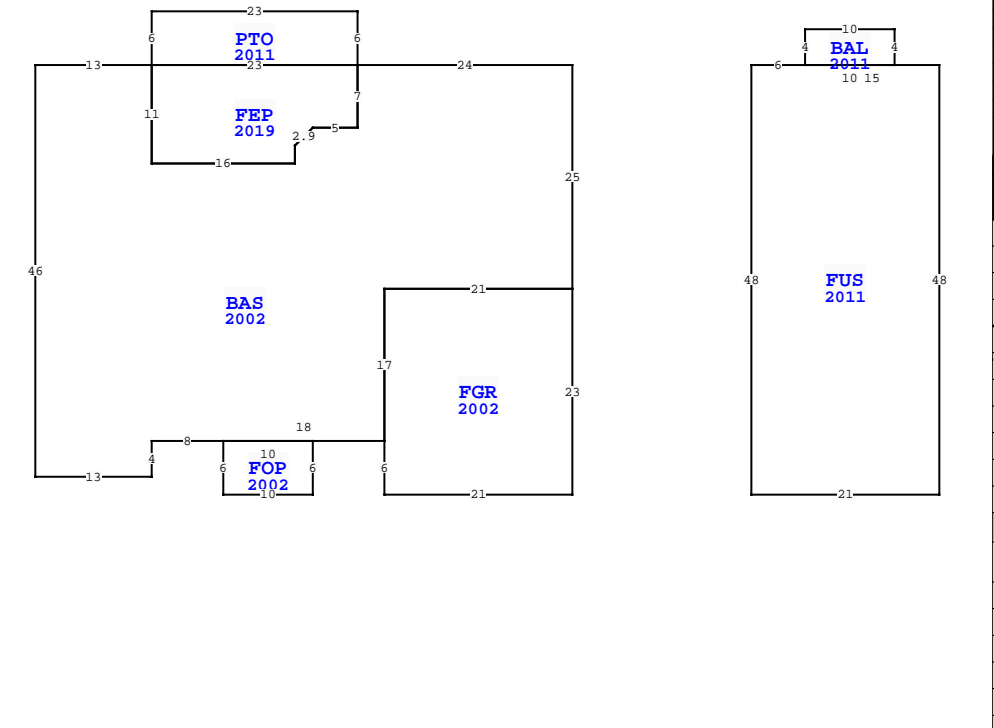


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,475	146.6995	231.79	805,470	2002	2004	0	0	10.00	90.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2011	6	1,252
BAS	1,988	100	2002	1,988	414,719
FEP	227	80	2019	182	37,967
FGR	483	55	2002	266	55,490
FOP	60	30	2002	18	3,755
FUS	1,008	100	2011	1,008	210,280
PTO	138	5	2011	7	1,461
TOTALS	3,944			3,475	724,923

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			724,923	
TOTAL MARKET OB/XF VALUE			6,833	
TOTAL LAND VALUE - MARKET			175,000	
TOTAL MARKET VALUE			906,756	
SOH/AGL Deduction			456,171	
ASSESSED VALUE			450,585	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			399,863	
TOTAL JUST VALUE			906,756	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			873,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905097	ADDITION	5,702	05/15/2019
M15817	H/AC	0	12/01/2010
B24127	ADDITION	100,950	11/01/2010
B0108694	NEW CONSTR	173,981	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1622	10/04/2018	WD	Q	I	02	655,600
GRANTOR: MCGOVERN HARRY J JR &						
GRANTEE: HOFMAN ROBERT C & B						
1107/1019	1/15/2003	WD	Q	I		392,500
GRANTOR: MOCK MARCIA & WILLIAM						
GRANTEE: MCGOVERN HARRY JR &						

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	0811	CONCRETE B	0	100	0	775.00	SF	5.20	5.20	100	2002	2002	3	80	3,224	
3	0810	CONCRETE A	0	100	0	122.00	SF	6.50	6.50	100	2002	2002	3	80	634	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W24 PTO=[YR=2011] N6 W23 S6 FEP=[YR=2019] S11 E16 N2 U2 R2 E5 N7W23\$ E23\$ S7 W5 D2 L2 S2 W16 N11 W13 S46 E13 N4 E8 FOP=[YR=2002] S6 E10 N6 W10\$ E18 FGR=[YR=2002] S6 E21 N23 W21 S17\$ N17 E21 N25\$ PTR=E20 FUS=[YR=2011] E6 BAL=[YR=2011] N4 E10 S4 W10\$ E15 S48 W21 N48\$ W20\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							