

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	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	1996
FGR	506	55	1996
FOP	35	30	1996
FOP	80	30	1996
FUS	687	100	1996
UOP	176	20	1996
TOTALS	3,266		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 0	506,796	1996	1996	0	0	14.00	86.00
Heated Area: 2469						HX Base Yr					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		435,845	
TOTAL MARKET OB/XF VALUE		14,181	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		900,026	
SOH/AGL Deduction		66,247	
ASSESSED VALUE		833,779	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		833,779	
TOTAL JUST VALUE		900,026	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		880,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602947	NEW CONSTR	108,000	05/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0661	10/20/1997	WD	Q	I		367,500
GRANTOR: COHEN SYDNEY & MARBRA						
GRANTEE: IRWIN WILLIAM R & P						
0776/1219	11/12/1996	WD	Q	I		333,000
GRANTOR: CHISM WAYNE R						
GRANTEE: COHEN SYDNEY & MARB						

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	100	1996	1996	3	70	159	
3	1242	WD DECK A	0	0	0	0	220.00	SF	10.00	10.00	100	1996	1996	3	20	440	
4	0858	SCULP CONC	0	0	0	0	995.00	SF	13.00	13.00	100	1996	1996	3	91	11,771	
5	1126	CB/STC 8"	0	0	8	5	40.00	SF	8.00	8.00	100	1996	1996	3	70	224	
6	0445	BOX FNC 5'	0	0	0	0	16.00	LF	8.10	8.10	100	1996	1996	3	20	26	
7	0444	BOX FNC 4'	0	0	0	0	16.00	LF	6.50	6.50	100	1996	1996	3	20	21	
TOTALS															14,181		

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							