

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,308	106.7430	168.65	557,894	1981	1995	0	0	0	14.00	86.00

1 SFR CUST - 0% - 0 Heated Area: 2608 HX Base Yr

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	1993	2,608	378,262
DCK	373	10	1993	37	5,366
FEP	252	80	2009	202	29,298
FGR	620	55	1993	341	49,459
FOP	56	30	1993	17	2,466
FOP	184	30	1993	55	7,977
FSP	120	40	2014	48	6,962
TOTALS	4,213			3,308	479,789

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	1981	1981	3	46.5	930	
2	0810	CONCRETE A	0	0	0	0	128.00	SF	6.50	6.50	100	1981	1981	3	32.5	270	
3	0850	PEBBLE WLK	0	0	0	0	2,218.00	SF	3.50	3.50	100	1981	1981	3	32.5	2,523	
4	1076	TRELLIS A	0	0	17	2	32.00	SF	7.50	7.50	100	1981	1981	3	20	48	
5	1076	TRELLIS A	0	0	17	2	34.00	SF	7.50	7.50	100	1981	1981	3	20	51	

TOTAL OB/XF												
3,822												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			479,789
TOTAL MARKET OB/XF VALUE			3,822
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,183,611
SOH/AGL Deduction			288,728
ASSESSED VALUE			894,883
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			894,883
TOTAL JUST VALUE			1,183,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			962,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/1135	3/07/2017	WD Q	Q	I	01	685,000
GRANTOR: NEWBURGER CAROL P						
GRANTEE: GRIMES THOMAS LEO &						
1920/1269	6/02/2014	WD Q	Q	I	02	650,000
GRANTOR: LEDWIN NORMAN A & MAR						
GRANTEE: NEWBURGER CAROL P						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=2014] W4 DCK=[YR=1993] U7 L9 N21 W18 FEP=[YR=2009] N6 W21 S12 BAS=[YR=1993] W1 S3 W27 S38 E32 FOP=[YR=1993] S7 E8 N7 W8\$ E8 S7 E14 FGR=[YR=1993] S22 E26 N26 W12 S4 W14\$ E14 N4E12 N10 W10 N11 W13 FOP=[YR=1993] N23 W8 S23 E8\$ W8 N23 W21\$ E21N6\$ S6 E8 S23 E13 N1 E6\$ W6 S12 E10N12\$.												