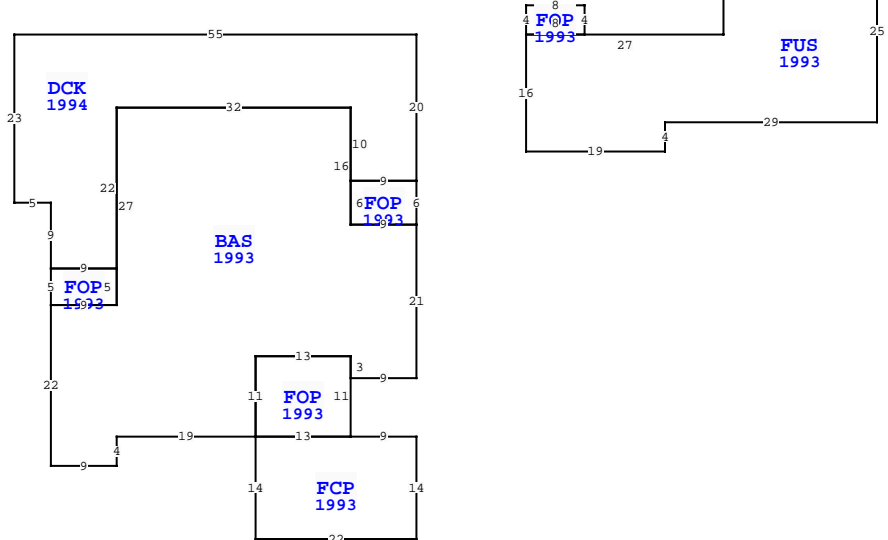


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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
1	SFR CUST	- 100%	- 2006		480,522	1985	1985	0	0	16.75	83.25
Heated Area: 2609 HX Base Yr 2006											



Quality	03 Quality Level 03				
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	1,684	100	1993	1,684	234,235
DCK	903	10	1994	90	12,518
FCP	308	25	1993	77	10,710
FOP	32	30	1993	10	1,391
FOP	45	30	1993	14	1,947
FOP	54	30	1993	16	2,225
FOP	56	30	1993	17	2,364
FOP	143	30	1993	43	5,981
FUS	925	100	1993	925	128,662
TOTALS	4,150			2,876	400,035

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	0812	CONCRETE C	0	100	0	1,080.00	SF	4.00	4.00	100	1984	1984	3	41	1,771	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	

TOTAL OB/XF											
2,851											

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	700,000.00	630,000.00	630,000							

TOTAL OB/XF											
2,851											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			400,035
TOTAL MARKET OB/XF VALUE			2,851
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			1,032,886
SOH/AGL Deduction			587,751
ASSESSED VALUE			445,135
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			394,413
TOTAL JUST VALUE			1,032,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			968,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/1310	2/03/2005	WD	Q	I		434,000
GRANTOR: NORDMANN WM E						
GRANTEE: STYERS JESSICA A						
0829/0331	4/08/1998	WD	Q	I		215,000
GRANTOR: FOSTER KURT						
GRANTEE: NORDMANN WM E & MAR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1994] W55 S23 E5 S9 FOP=[YR=1993] S5 BAS=[YR=1993] S22 E9 N4 E19 FCP=[YR=1993] S14E22 N14 W9 FOP=[YR=1993] N11 W13 S11 E13\$ W13\$ N11 E13 S3 E9 N21 FOP=[YR=1993] N6 W9 S6 E9\$W9N16 W32 S27 W9 \$ E9 N5 W9\$ E9 N22 E32 S10 E9 N20 \$ PTR=E15 FUS=[YR=1993] E27 N13 E13 FOP=[YR=1993] N7E8 S7 W8\$ E8 S25 W29 S4 W19 N16\$ FOP=[YR=1993] E8 N4 W8 S4\$ W15\$.											