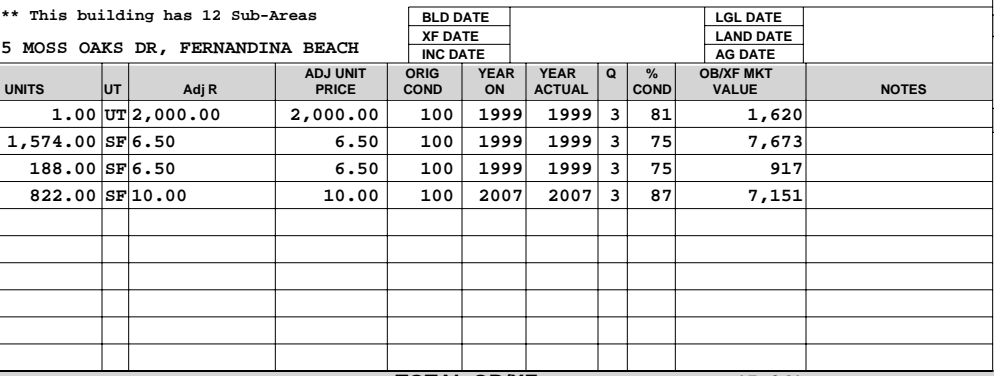


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
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	4,423	103.0260	162.78	719,976	1999	2001		0	0	11.00	89.00
1 SFR CUST - 0% - 0 Heated Area: 3942 HX Base Yr												



** This building has 12 Sub-Areas

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

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
BAL	50	15	2007	8	1,159
BAS	2,003	100	1999	2,003	290,183
BAS	46	100	2007	46	6,664
BAS	121	100	2007	121	17,529
BAS	419	100	2007	419	60,702
FGR	496	55	1999	273	39,551
FOP	54	30	1999	16	2,318
FST	112	55	1999	62	8,982
FUS	993	100	1999	993	143,860
FUS	360	100	2007	360	52,155
TOTALS	4,940			4,423	640,779

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	1999	1999	3	81	1,620	
2	0810	CONCRETE A	0	0	0	0	1,574.00	SF	6.50	6.50	100	1999	1999	3	75	7,673	
3	0810	CONCRETE A	0	0	0	0	188.00	SF	6.50	6.50	100	1999	1999	3	75	917	
4	0855	CONC PAVER	0	0	0	0	822.00	SF	10.00	10.00	100	2007	2007	3	87	7,151	

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	% 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	UT		1.00	1.00	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	640,779		
TOTAL MARKET OB/XF VALUE	17,361		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	1,108,140		
SOH/AGL Deduction	107,515		
ASSESSED VALUE	1,000,625		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,000,625		
TOTAL JUST VALUE	1,108,140		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,079,472		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800175	TRUSSREP	20,000	01/08/2018
B18730	REMODEL	100,000	10/31/2006
B0108097	XFOB	13,900	03/01/2001
B9805489	NEW CONSTR	199,372	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
2230/0735	10/09/2018	WD	Q	I	01	750,000
GRANTOR: BERNIER LIVING TRUST						
GRANTEE: FELDER MARK H & BET						
1539/0270	12/04/2007	WD	Q	I	01	100
GRANTOR: BERNIER JAMES T & JAN						
GRANTEE: BERNIER JAMES T & J						

BUILDING NOTES											
BAS=[YR=1999] W2 N3 BAS=[YR=2007] N18 W27 S10 BAS=[YR=2007] S11 BAS=[YR=2007] S3 E14 N1 E2 N2 W16\$ E17 N5 W11 N6 W6 \$ E6 S6 E11 S5 E1 N3 E9\$ W9 S3 W2 S2 W2 S1 W14 N14 W19 S12 W5 S2 W2 S12 UOP=[YR=1999] W5 S14 E5 FGR=[YR=1999] S20 E22 N22 W10 N4 W3 S4 W9 S2\$ N14\$ S12 E9 N4 E3 S4 E10 S9 E10 FOP=[YR=1999] S3 E8 N8 W6 S5 W2\$ E2 N5 E6 S8 E2 S3 E13 N42\$ PTR=E15 FUS=[YR=1999] E11 FST=[YR=1999] N16 E7 S16 W7\$ E7 N16 E7 FUS=[YR=2007] N24 E3 BAL=[YR=2007] N5 E10 S5 W10\$ E12 UUS=[YR=2007] E12 S18 W12 N18\$ S24 W15\$ E15 S20 W6 S12 W12 N10 W5 S23 W13 N20 E2 N3 W6 N6\$ W15\$.											

BUILDING DIMENSIONS											
BAS=[YR=1999] W2 N3 BAS=[YR=2007] N18 W27 S10 BAS=[YR=2007] S11 BAS=[YR=2007] S3 E14 N1 E2 N2 W16\$ E17 N5 W11 N6 W6 \$ E6 S6 E11 S5 E1 N3 E9\$ W9 S3 W2 S2 W2 S1 W14 N14 W19 S12 W5 S2 W2 S12 UOP=[YR=1999] W5 S14 E5 FGR=[YR=1999] S20 E22 N22 W10 N4 W3 S4 W9 S2\$ N14\$ S12 E9 N4 E3 S4 E10 S9 E10 FOP=[YR=1999] S3 E8 N8 W6 S5 W2\$ E2 N5 E6 S8 E2 S3 E13 N42\$ PTR=E15 FUS=[YR=1999] E11 FST=[YR=1999] N16 E7 S16 W7\$ E7 N16 E7 FUS=[YR=2007] N24 E3 BAL=[YR=2007] N5 E10 S5 W10\$ E12 UUS=[YR=2007] E12 S18 W12 N18\$ S24 W15\$ E15 S20 W6 S12 W12 N10 W5 S23 W13 N20 E2 N3 W6 N6\$ W15\$.											