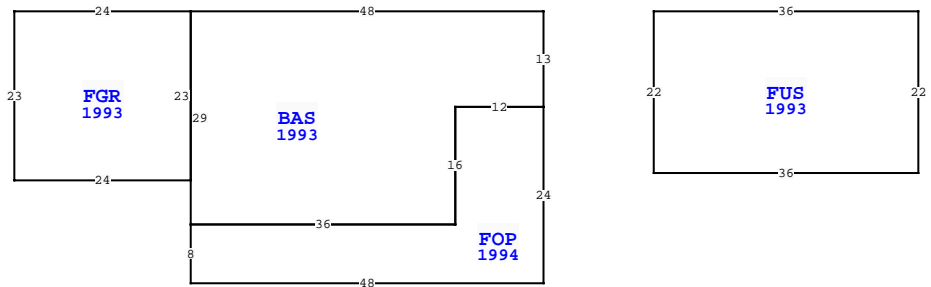




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 CUST PANEL 100
Interior Floor	14 CARPET 80
Interior Floor	09 PINE WOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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	SINGLE FAM	- 100%	- 2003									Heated Area: 1992	HX Base Yr 2003



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,200	100
FGR	552	55
FOP	576	30
FUS	792	100
TOTALS	3,120	

YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
1993	1,200	112,251
1993	304	28,437
1994	173	16,183
1993	792	74,085

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,956
TOTAL MARKET OB/XF VALUE			34,546
TOTAL LAND VALUE - MARKET			128,100
TOTAL MARKET VALUE			393,602
SOH/AGL Deduction			66,434
ASSESSED VALUE			327,168
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			271,446
TOTAL JUST VALUE			393,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,756

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1594/1471	11/25/2008	WD Q	Q	I	01	100
GRANTOR: POTTER STEPHANIE LYNN						
GRANTEE: POTTER LISA H						
1006/1447	9/07/2001	WD Q	Q	I		227,000
GRANTOR: MORGAN RUSSELL H JR &						
GRANTEE: POTTER STEVEN E						

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	0	2,924.00	SF	4.00	4.00	100	1984	1984	3	41	4,795	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1984	1984	3	20	579	
4	1242	WD DECK A	0	100	14	6	84.00	SF	10.00	10.00	100	1988	1988	3	20	168	
5	0810	CONCRETE A	0	100	20	24	480.00	SF	6.50	6.50	100	1996	1996	3	70	2,184	
6	0845	KOOL DECK	0	100	0	0	835.00	SF	7.25	7.25	100	1996	1996	3	70	4,238	
7	0861	POOL GUNIT	0	100	18	28	504.00	SF	85.00	85.00	100	1996	1996	3	20	8,568	
8	0940	SHEDS/PORT	0	100	12	15	180.00	SF	15.00	15.00	100	1998	1998	3	20	540	
9	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2004	2004	3	32	10,752	
10	0303	FLT DOCK W	0	100	0	0	100.00	SF	26.00	26.00	100	2004	2004	3	32	832	

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	000131	C	RES CREEK	100		OR	0.00	0.00	244.00	FF		1.00	1.00	1.00	525.00	525.00	128,100							

BUILDING NOTES						
BAS=[YR=1993] W48 FGR=[YR=1993] W24 S23 E24 N23\$ S29 FOP=[YR=1994] S8 E48 N24 W12 S16 W36 \$ E36 N16 E12 N13\$ PTR=E15 FUS=[YR=1993] E36 S22 W36 N22\$ W15\$.						