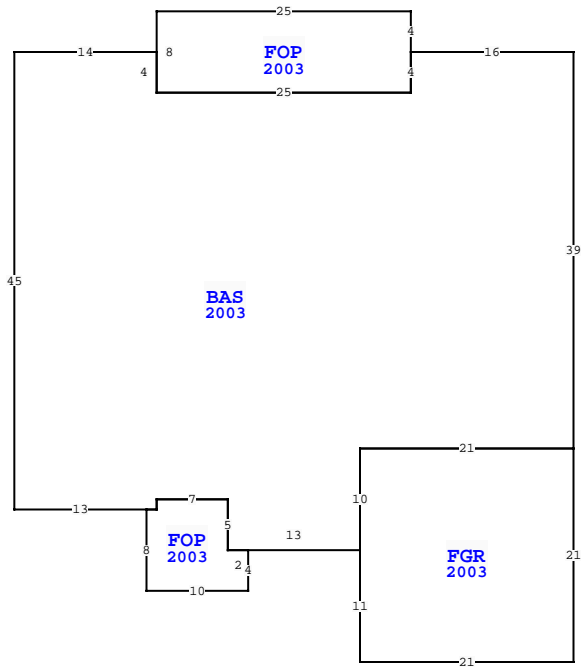


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,294	100	2003
FGR	441	55	2003
FOP	79	30	2003
FOP	200	30	2003
TOTALS	3,014		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,621	92.3616	121.92	319,552	2003	2008	0	0	7.65	92.35
1 SNGL FAM - 100% - 2005 Heated Area: 2294 HX Base Yr 2005											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		295,106	
TOTAL MARKET OB/XF VALUE		22,464	
TOTAL LAND VALUE - MARKET		47,700	
TOTAL MARKET VALUE		365,270	
SOH/AGL Deduction		171,695	
ASSESSED VALUE		193,575	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		142,853	
TOTAL JUST VALUE		365,270	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,237	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010971	REPAIR/RRF	13,250	11/01/2018
R034733	REPAIR/RRF	2,800	01/30/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0712	4/06/2004	WD Q	Q	I		189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN TERRY & SHAN						
1107/0935	1/15/2003	WD U	V	19		96,700
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

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	0811	CONCRETE B	0	100	0	958.00	SF	5.20	5.20	100	2003	2003	3	82	4,085	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0811	CONCRETE B	0	100	0	546.00	SF	5.20	5.20	100	2013	2013	3	93	2,640	
4	0350	CARPORT WD	0	100	30	960.00	SF	13.00	13.00	100	2018	2018	3	78	9,734	
5	0350	CARPORT WD	0	100	32	256.00	SF	13.00	13.00	100	2024	2021		90	2,995	
TOTALS															22,464	

LAND DESCRIPTION																								
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	100	0003	PUD	0.00	0.00	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							