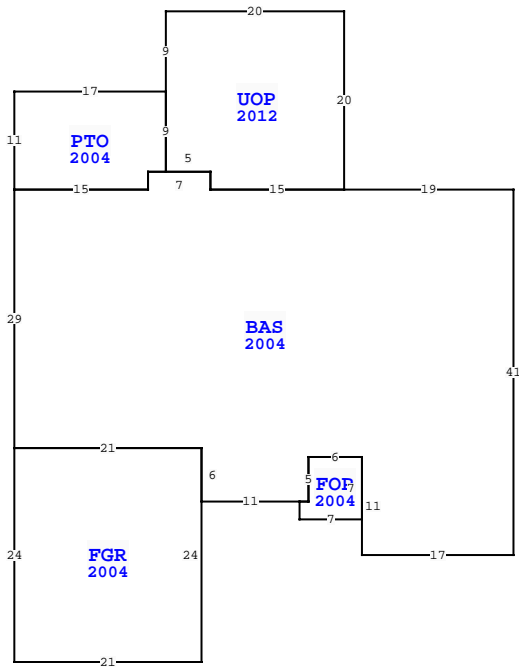


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	1,920	100	2004
FGR	504	55	2004
FOP	44	30	2004
PTO	183	5	2004
UOP	390	20	2012
TOTALS	3,041		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,297	95.7852	126.44	290,433	2004	2004	0	0	10.80	89.20
1 SNGL FAM - 100% - 2005 Heated Area: 1920 HX Base Yr 2005											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		259,066	
TOTAL MARKET OB/XF VALUE		4,139	
TOTAL LAND VALUE - MARKET		115,500	
TOTAL MARKET VALUE		378,705	
SOH/AGL Deduction		194,698	
ASSESSED VALUE		184,007	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		133,285	
TOTAL JUST VALUE		378,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008645	NEW ROOF	16,000	07/06/2023
0311835	NEW CONSTR	141,782	10/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0572	3/15/2004	WD Q	Q	I		180,600
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: DIXON SHANE P & STA						
1168/1094	9/05/2003	WD U	V	19		43,900
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	959.00	SF	5.20	5.20	100	2004	2004	3	83	4,139	

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	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	3.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	115,500							