

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	02 ROLL COMP 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Occupancy	00 NONE 100				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	97,981
UCP	576	20	1997	115	9,781
UDG	308	55	1993	169	14,374
UOP	448	20	2012	90	7,655
TOTALS	2,484			1,526	129,790

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,526	104.0400	104.04	158,765	1943	1980	0	0	18.25	81.75

1 SINGLE FAM - 0% - 0 Heated Area: 1152 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			129,790
TOTAL MARKET OB/XF VALUE			7,610
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			337,400
SOH/AGL Deduction			71,980
ASSESSED VALUE			265,420
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,420
TOTAL JUST VALUE			337,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0201	6/16/2015	WD	U	I	11	100
GRANTOR: LEE TROY D & KATHLEEN						
GRANTEE: LEE FAMILY REVOCABL						
1160/0559	8/06/2003	WD	Q	I	01	100
GRANTOR: LEE TROY D						
GRANTEE: LEE TROY D & KATHLE						

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	0940	SHEDS/PORT	0	0	8	10	600.00	SF	20.10	20.10	100	1992	1992	3	20	2,412	
2	0300	BOAT DCK W	0	0	0	0	268.00	SF	40.00	40.00	100	1993	1993	3	20	2,144	
3	0303	FLT DOCK W	0	0	14	22	308.00	SF	26.00	26.00	100	1994	1994	3	20	1,602	
4	0311	WD GANG WY	0	0	6	18	108.00	SF	45.00	45.00	100	1993	1993	3	20	972	
5	0351	CARPORT MT	0	0	12	20	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP=[YR=2012] W32 S14 BAS=[YR=1993] S28 W8 S10 E8			
UCP=[YR=1997] S24 E24 N24 W24 \$ E24 N18 E8 N20 W32\$ E32 N14			
PTR= E15 UDG=[YR=1993] E14 S22 W14 N22 \$ W15 \$.			

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	000131	C	RES CREEK	0	0006	RM	121.00	283.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							