

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,739	100
FGR	682	55
FOP	72	30
FSP	431	40
FUS	530	100
TOTALS	4,454	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2005		443,174	2004	2004	0	0	9.50	90.50

Heated Area: 3269 HX Base Yr 2005

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	401,072	
TOTAL MARKET OB/XF VALUE	5,514	
TOTAL LAND VALUE - MARKET	97,750	
TOTAL MARKET VALUE	504,336	
SOH/AGL Deduction	252,053	
ASSESSED VALUE	252,283	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	201,561	
TOTAL JUST VALUE	504,336	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	479,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311352	NEW CONSTR	0	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/1350	5/12/2003	WD	U	V	07	100

GRANTOR: FREEMAN RICHARD & LIN
GRANTEE: MONTGOMERY JODY J &
1115/1290 2/24/2003 QC Q V 01 100
GRANTOR: FREEMAN RICHARD H & L
GRANTEE: FREEMAN SELENA LA'S

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0	100	26	22	SF	5.20	5.20	100	2004

TOTAL OB/XF											
5,514											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.15	AC	1.00

BUILDING NOTES											
BAS=[YR=2004] W22 FSP=[YR=2018] W23 S7 W22 S8 E2 U2 R2 E7 D2 R2 E22 N4 U4 R4 E6 N7\$ S7 W6 D4 L4 S4 W22 U2 L2 W7 D2 L2 W2 S42 E15 N11 E9 FOP=[YR=2004] S4 E12 N4 W3 N4 W6 S4W3 \$ E3 N4 E6 S4 E12 S4 E9 S1 FGR=[YR=2004] S29 E7 S1 E8 N1 E7 N33 W9 S4 W13 \$ E13 N51 \$ PTR=E15 FUS=[YR=2005] E3 N11 E11 N4 E6 S15 E3 S5 W3 S12 W17 N12 W3 N5\$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.15	AC	1.00