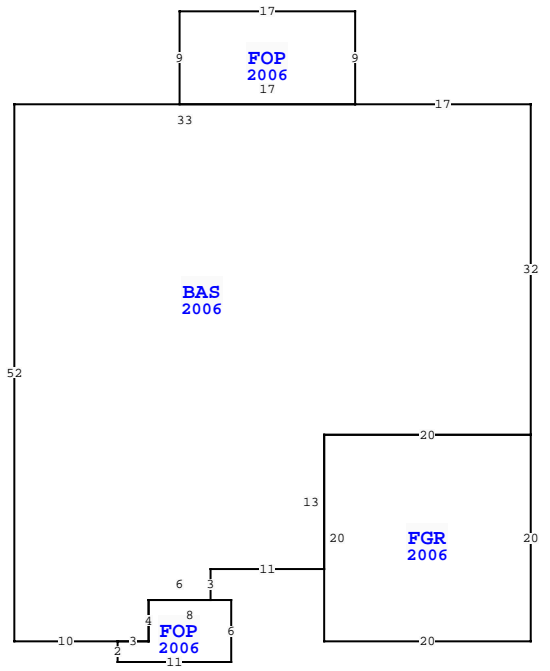


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,099	100	2006
FGR	400	55	2006
FOP	54	30	2006
FOP	153	30	2006
TOTALS	2,706		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,381	112.5040	148.51	353,602	2006	2006	0	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2016 Heated Area: 2099 HX Base Yr 2016													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			321,778
TOTAL MARKET OB/XF VALUE			32,307
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			439,085
SOH/AGL Deduction			169,335
ASSESSED VALUE			269,750
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			219,028
TOTAL JUST VALUE			439,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21120	SWIM POOL	35,000	02/01/2008
M12003	H/AC	0	09/01/2006
C18381	CO ISSUED	176,682	08/01/2006
B18381	NEW CONSTR	176,682	08/01/2006
E17884	NEW CONSTR	2,000	08/01/2006
P11461	NEW CONSTR	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/1078	5/28/2015	WD Q	Q	I	01	293,800
GRANTOR: CHILSON JAN & BARBARA						
GRANTEE: MAGUIRE AMY & TIM						
1518/1552	8/13/2007	WD Q	Q	I		255,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GILSON JAN & BARBAR						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115						
2	0810	CONCRETE A	0	100	37	592.00	SF	6.50	6.50	100	2006	2006	3	86	3,309						
3	0810	CONCRETE A	0	100	20	60.00	SF	6.50	6.50	100	2006	2006	3	86	335						
4	0861	POOL GUNIT	0	100	0	420.00	SF	85.00	85.00	100	2008	2008	3	48	17,136						
5	0476	VF 6 SBPL	0	100	0	215.00	LF	32.00	32.00	100	2008	2008	3	72	4,954						
6	0855	CONC PAVER	0	100	0	655.00	SF	6.00	6.00	100	2008	2008	3	88	3,458						
TOTALS														2,706		2,381	321,778				

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							