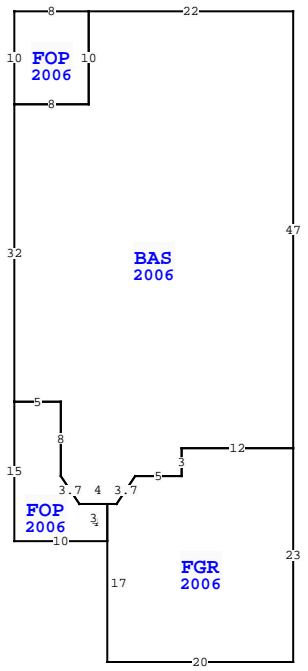




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,362	100	2006
FGR	430	55	2006
FOP	80	30	2006
FOP	98	30	2006
TOTALS	1,970		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	119.4900	119.49	197,278	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2007			Heated Area: 1362			HX Base Yr 2007					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		180,213	
TOTAL MARKET OB/XF VALUE		7,565	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		252,778	
SOH/AGL Deduction		126,337	
ASSESSED VALUE		126,441	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		75,719	
TOTAL JUST VALUE		252,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005702	H/AC	0	07/01/2020
E17145	ELEC OTHER	1,900	04/01/2006
M11334	MECH OTHER	0	04/01/2006
C17313	CO ISSUED	179,990	03/01/2006
B17313	NEW CONSTR	179,990	03/01/2006
P10877	OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/0636	7/07/2006	WD Q	Q	I		189,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CRAWFORD MARCELLA						
1389/1416	2/16/2006	WD U	U	V	19	108,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHAMOND AMERICAN						

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	43	688.00	SF	6.50	6.50	100	2006	2006	3	86	3,846	
3	0810	CONCRETE A	0	100	36	108.00	SF	6.50	6.50	100	2006	2006	3	86	604	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							