



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	80		
Exterior Wall	21	STONE	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2005	1,970	199,299
FGR	441	55	2005	243	24,583
FOP	42	30	2005	13	1,315
FOP	150	30	2005	45	4,552
PTO	168	5	2012	8	809
UOP	192	20	2012	38	3,845
TOTALS	2,963			2,317	234,403

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2006								
					Heated Area: 1970						
						HX Base Yr 2006					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	234,403		
TOTAL MARKET OB/XF VALUE	5,889		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	305,292		
SOH/AGL Deduction	151,585		
ASSESSED VALUE	153,707		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	102,985		
TOTAL JUST VALUE	305,292		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	296,080		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15879	OTHER	2,000	10/01/2005
M10462	MECH OTHER	0	10/01/2005
E15879	ELEC OTHER	2,000	09/01/2005
P09920	OTHER	0	08/01/2005
B0515448	NEW CONSTR	132,259	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1315	11/22/2005	WD	Q	I		165,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: LOMBARDI PAUL SR &						
1337/0395	7/29/2005	WD	U	V	19	238,600
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	643.00	SF	5.20	5.20	100	2005	2005	3	84	2,809	
TOTALS															5,889	

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	65,000.00	65,000.00	65,000							