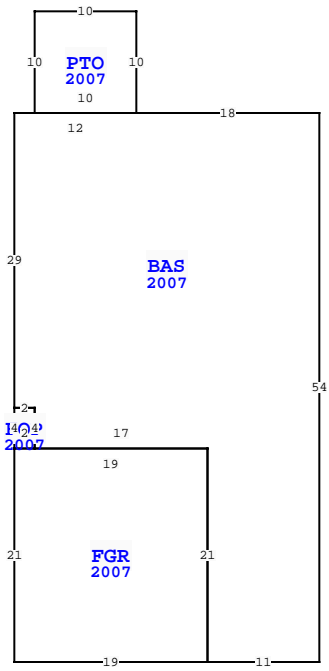


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	1,213	100	2007
FGR	399	55	2007
FOP	8	30	2007
PTO	100	5	2007
TOTALS	1,720		

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%	- 2008								
				Heated Area: 1213			HX Base Yr 2008				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			159,229
TOTAL MARKET OB/XF VALUE			4,309
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			228,538
SOH/AGL Deduction			114,838
ASSESSED VALUE			113,700
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			62,978
TOTAL JUST VALUE			228,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R207277	REPAIR/RRF	7,200	09/01/2020
E19143	NEW CONSTR	2,000	04/01/2007
M12862	H/AC	0	04/01/2007
P12293	NEW CONSTR	0	04/01/2007
C19681	CO ISSUED	0	03/01/2007
B19681	NEW CONSTR	114,114	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1523/1425	9/06/2007	WD Q	Q I		160,000
GRANTOR: YOUNG AMERICAN HOMES					
GRANTEE: WALLACE SCOTT R ETA					
1485/0255	3/14/2007	WD U	V 19		242,500
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
1	0810	CONCRETE A	0 100	42	15	630.00	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0 100	44	3	132.00	SF	6.50	6.50	100	2007

TOTAL OB/XF												4,309			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/13/2025	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 PTO=[YR=2007] N10W10S10 E10\$ W12 S29											
FOP=[YR=2007] S4 FGR=[YR=2007] S21E19 N21 W19\$ E2N4W2 \$											
E2S4E17S21 E11 N54\$.											

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							