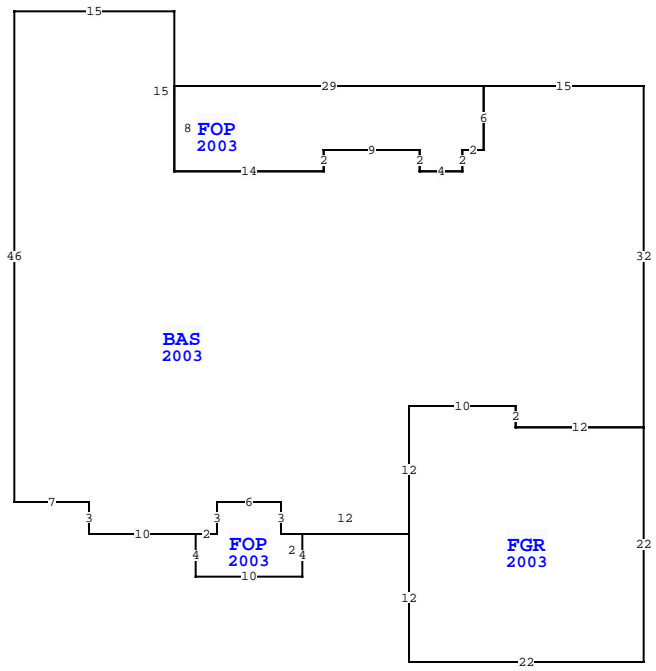


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,094	100	2003
FGR	504	55	2003
FOP	58	30	2003
FOP	210	30	2003
TOTALS	2,866		
			2,451
			276,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,451	92.4480	122.03	299,096	2003	2008	0	0	7.65	92.35
1 SNGL FAM - 100% - 2004 Heated Area: 2094 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			276,215
TOTAL MARKET OB/XF VALUE			3,778
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			344,993
SOH/AGL Deduction			172,627
ASSESSED VALUE			172,366
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			116,644
TOTAL JUST VALUE			344,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002998	REPAIR/RRF	28,733	05/18/2020
B0310913	NEW CONSTR	153,946	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1161/1632	8/13/2003	WD Q	Q	I		165,700
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: MIZERAS BRADLEY S &						
1152/1482	7/11/2003	WD U	V	19		2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	886.00	SF	5.20	5.20	100	2003

TOTAL OB/XF												3,778				
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	0811	CONCRETE B	0	100	0	886.00	SF	5.20	5.20	100	2003	2003	3	82	3,778	

BUILDING NOTES											
BAS=[YR=2003] W15 FOP=[YR=2003] W29 S8 E14 N2 E9 S2 E4 N2 E2 N6\$ S6 W2 S2 W4 N2 W9 S2 W14 N15 W15 S46 E7 S3 E10 FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2003] S12 E22 N22 W12 N2 W10 S12\$ N12 E10 S2 E12 N32\$											

BUILDING DIMENSIONS											
BAS=[YR=2003] W15 FOP=[YR=2003] W29 S8 E14 N2 E9 S2 E4 N2 E2 N6\$ S6 W2 S2 W4 N2 W9 S2 W14 N15 W15 S46 E7 S3 E10 FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2003] S12 E22 N22 W12 N2 W10 S12\$ N12 E10 S2 E12 N32\$											

LAND DESCRIPTION												TOTAL OB/XF												3,778			
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										