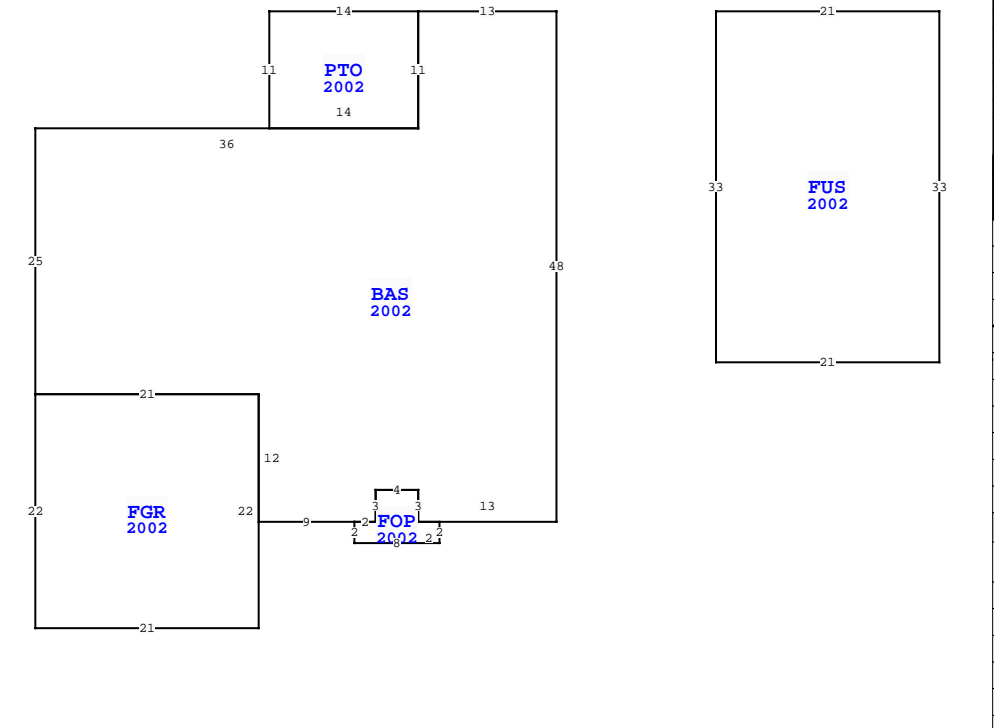


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,655	100.1376	132.18	350,938	2002	2002	0	0	10.65	89.35	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			313,563
TOTAL MARKET OB/XF VALUE			3,919
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			382,482
SOH/AGL Deduction			188,082
ASSESSED VALUE			194,400
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			143,678
TOTAL JUST VALUE			382,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,612

QUALITY	CD	QUALITY LEVEL			
01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2002	1,692	199,830
FGR	462	55	2002	254	29,998
FOP	28	30	2002	8	944
FUS	693	100	2002	693	81,845
PTO	154	5	2002	8	944
TOTALS	3,029			2,655	313,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209634	NEW CONSTR	149,285	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/0001	10/01/2002	WD Q	Q	I		143,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WILSON EDWIN III &						
1051/0044	4/19/2002	WD U	V	19		89,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

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	0811	CONCRETE B	0	100	0	942.00	SF	5.20	5.20	100	2002	2002	3	80	3,919	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W13 PTO=[YR=2002] W14 S11 E14 N11 \$ S11 W36 S25 FGR=[YR=2002] S22 E21 N22 W21 \$ E21 S12 E9 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E13 N48 \$ PTR= E15 FUS=[YR=2002] E21 S33 W21 N33 \$ W15 \$.									

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	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							