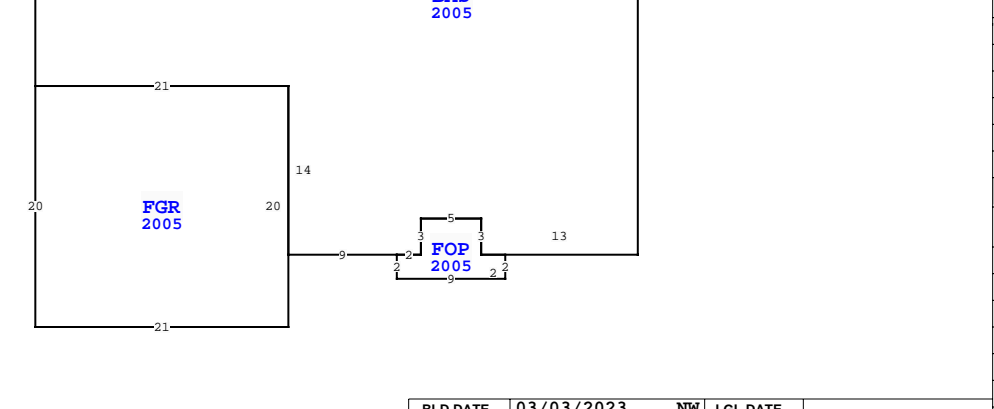


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,932	96.1380	126.90	245,171	2005	2005	0	0	0	9.15	90.85
1 SNGL FAM - 0% - 0												
Heated Area: 1684 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	2005	1,684	194,146
FGR	420	55	2005	231	26,632
FOP	33	30	2005	10	1,153
PTO	143	5	2005	7	807
TOTALS	2,280			1,932	222,738

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,738
TOTAL MARKET OB/XF VALUE			6,430
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			294,168
SOH/AGL Deduction			26,454
ASSESSED VALUE			267,714
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,714
TOTAL JUST VALUE			294,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13528	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/0010	6/26/2015	WD	U	I	11	100
GRANTOR: PEAT DAVID						
GRANTEE: PEAT DAVID W & LISA						
1909/1291	3/07/2014	WD	U	I	38	135,000
GRANTOR: QUICK FLORENCE B & RO						
GRANTEE: PEAT DAVID						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	767.00	SF	5.20	5.20	100	2005	2005	3	84	3,350	

TOTAL OB/XF													6,430				
BLD DATE 03/03/2023 NW													LGL DATE				
XF DATE													LAND DATE				
INC DATE													AG DATE				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005] W13 PTO=[YR=2005] W13 S11 E13 N11\$ S11 W37 S23												
FGR=[YR=2005] S20 E21 N20 W21\$ E21 S14 E9 FOP=[YR=2005] S2												
E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E13 N48\$.												

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	DPTH 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	0	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								