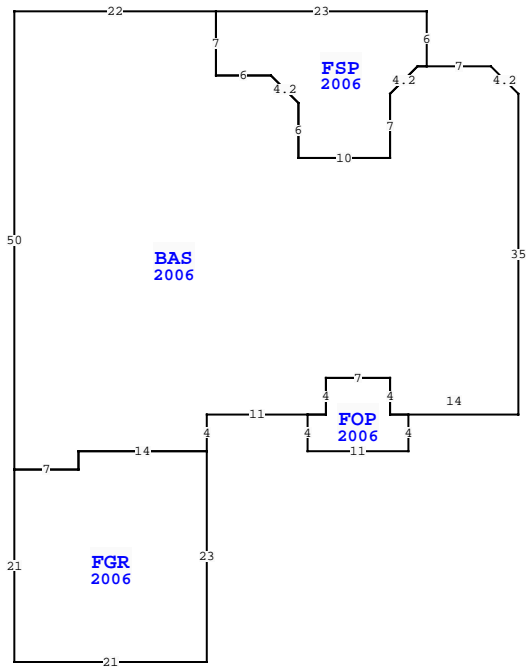




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,170	100	2006
FGR	469	55	2006
FOP	72	30	2006
FSP	256	40	2006
TOTALS	2,967		
		2,552	293,983

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,552	95.9040	126.59	323,058	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2008 Heated Area: 2170 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			293,983
TOTAL MARKET OB/XF VALUE			7,590
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			366,573
SOH/AGL Deduction			177,932
ASSESSED VALUE			188,641
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			137,919
TOTAL JUST VALUE			366,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16311	NEW CONSTR	203,940	02/27/2006
M10728	TANKS/BLRS	0	12/01/2005
E16052	ELEC OTHER	2,000	10/01/2005
P10234	OTHER	0	10/01/2005
R08399	REPAIR/RRF	4,550	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1839	10/17/2007	WD	Q	I		240,000
GRANTOR: TALBOT WILLIAM H & SH						
GRANTEE: JOHNSON BURNELL						
1418/1980	6/09/2006	WD	Q	I		268,000
GRANTOR: PHAN DAVID						
GRANTEE: TALBOT WILLIAM H &						

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	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	1,301.00	SF	4.00	4.00	100	2006	2006	3	86	4,475	

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] L3 U3 W7 FSP=[YR=2006] N6 W23 S7 E6 D3 R3 S6 E10 N7 R3 U3 E1\$ W1 D3 L3 S7 W10 N6 L3 U3 W6 N7 W22 S50 FGR=[YR=2006] S21 E21 N23 W14 S2 W7\$ E7 N2 E14 N4 E11 POP=[YR=2006] S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E14 N35\$.	

LAND DESCRIPTION												TOTAL OB/XF												7,590				
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											