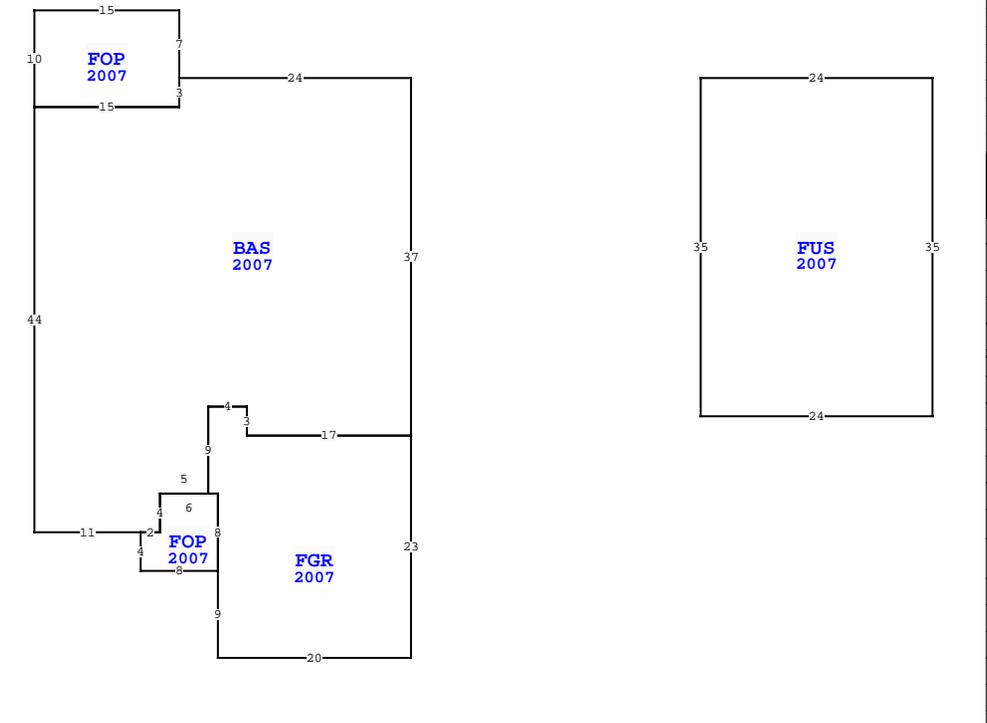


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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			
0100	01	2,711	119.5392	119.54	324,073	2007	2007	0	0	0	8.50	91.50		



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4068.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	2007	1,546	169,100
FGR	478	55	2007	263	28,767
FOP	56	30	2007	17	1,859
FOP	150	30	2007	45	4,922
FUS	840	100	2007	840	91,879
TOTALS	3,070			2,711	296,527

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	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	609.00	SF	5.20	5.20	100	2007	2007	3	87	2,755	
3	0476	VF 6 SBPL	0	100	0	90.00	LF	32.00	32.00	100	2008	2008	3	72	2,074	

BLD DATE		11/27/2007	RK	LGL DATE		
XF DATE				LAND DATE		04/25/2025 MLU
INC DATE				AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			296,527
TOTAL MARKET OB/XF VALUE			7,979
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			389,506
SOH/AGL Deduction			160,351
ASSESSED VALUE			229,155
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			178,433
TOTAL JUST VALUE			389,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13139	MECH OTHER	0	07/01/2007
C20085	CO ISSUED	0	06/01/2007
B20085	NEW CONSTR	293,315	06/01/2007
E19508	ELEC OTHER	1,900	06/01/2007
P12523	OTHER	0	06/01/2007
R10478	REPAIR/RRF	1,500	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0388	4/10/2017	WD	Q	I	01	220,000

GRANTOR: MOSELEY JAMES M JR  
GRANTEE: ASTOLIS CASSANDRA  
1645/1286 10/05/2009 QC U I 16 100  
GRANTOR: MOSELEY REBEKAH M  
GRANTEE: MOSELEY JAMES M JR

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W24 FOP=[YR=2007] N7 W15 S10 E15 N3 \$ S3 W15 S44 E11 FOP=[YR=2007] S4 E8 FGR=[YR=2007] S9 E20 N23 W17 N3 W4 S9 E1 S8 \$ N8 W6 S4 W2 \$ E2 N4 E5 N9 E4 S3 E17 N37 \$ PTR=E30 FUS=[YR=2007] E24 S35 W24 N35 \$ W30 \$ .													

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							