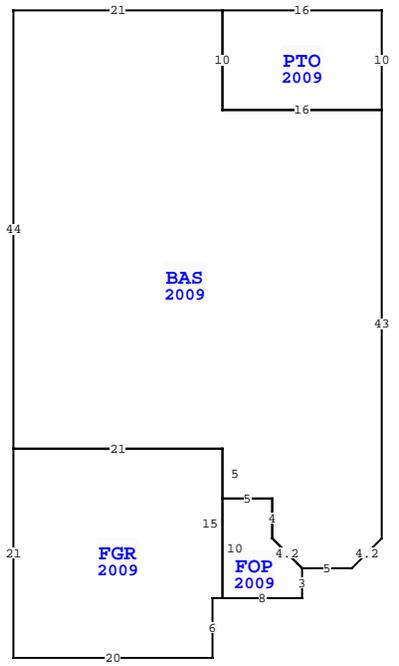


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
16	WD FR STUC 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
02	WOOD FRAME 100				
1.	1. 100				
0	0 100				
00	NONE 100				
05	Quality Level 05				
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	1,616	100	2009	1,616	181,932
FGR	435	55	2009	239	26,907
FOP	64	30	2009	19	2,139
PTO	160	5	2009	8	901
TOTALS	2,275			1,882	211,879

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,882	121.7062	121.71	229,058	2009	2009	0	0	7.50	92.50
1 SINGLE FAM - 0% - 0 Heated Area: 1616 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	211,879		
TOTAL MARKET OB/XF VALUE	2,800		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	299,679		
SOH/AGL Deduction	40,267		
ASSESSED VALUE	259,412		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	259,412		
TOTAL JUST VALUE	299,679		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,196		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22009	CO ISSUED	0	02/18/2009
E21415	NEW CONSTR	1,900	11/01/2008
M14262	H/AC	0	11/01/2008
P13538	NEW CONSTR	0	10/01/2008
R11605	REPAIR/RRF	1,500	10/01/2008
B22009	NEW CONSTR	189,260	10/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/0913	1/10/2014	WD	Q	I	01	160,000
GRANTOR: HIGGINS ANGELA DAWN						
GRANTEE: IH3 PROPERTY FLORID						
1760/0674	10/12/2011	WD	U	I	11	142,800
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HIGGINS ANGELA DAWN						

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	0	0	605.00	SF	5.20	5.20	100	2009	2009	3	89	2,800	

BLD DATE		09/23/2009	RK	LGL DATE	04/25/2025	MLU
XF DATE						
INC DATE						

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2009] W16 BAS=[YR=2009] W21 S44 FGR=[YR=2009] S21 E20 N6 E1 FOP=[YR=2009] E8 N3 U3 L3 N4 W5 S10 \$ N15 W21 \$ E21 S5 E5 S4 D3 R3 E5 U3 R3 N43 W16 N10 \$ S10 E16 N10 \$.	

LAND DESCRIPTION																								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							