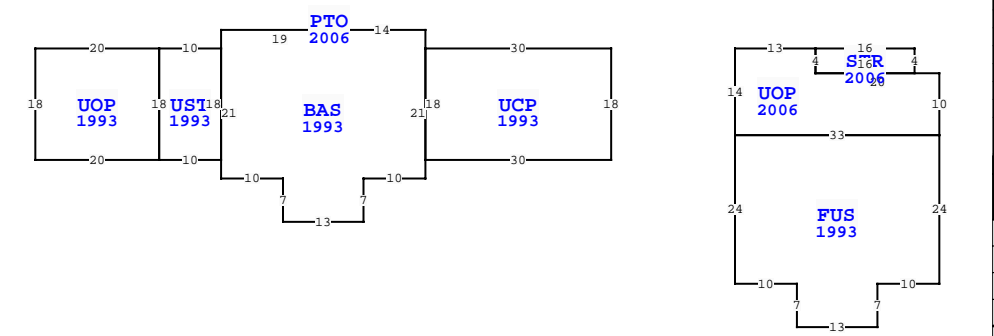


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,109	96.3000	96.30	203,097	1958	1970	0	0	0	28.35	71.65



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			190,188
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			426,180
TOTAL MARKET VALUE			284,962
SOH/AGL Deduction			0
ASSESSED VALUE			284,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			284,962
TOTAL JUST VALUE			617,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			480,567

QUALITY	CD	QUALITY LEVEL			
03		Quality Level 03			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	883	100	1993	883	60,926
FUS	883	100	1993	883	60,926
PTO	9	5	2006	0	0
STR	64	10	2006	6	414
UCP	540	20	1993	108	7,452
UOP	360	20	1993	72	4,968
UOP	382	20	2006	76	5,244
UST	180	45	1993	81	5,589
TOTALS	3,301			2,109	145,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6976	NEW CONSTR	28,480	02/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1358	12/12/2018	SW	Q	I	05	404,000

GRANTOR: LANGSHAW WALTER S III						
GRANTEE: FERGUSON JAMES B &						
1971/0406	3/27/2015	SW	Q	I	05	332,600
GRANTOR: WOODSTOCK LLLP						
GRANTEE: LANGSHAW WALTER S 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1958	1958	3	20	400	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC	1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	54.86	AC	1.00	1.00	1.00	370.00	370.00	20,298							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.44	AC	1.00	1.00	1.00	190.00	190.00	1,034							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.46	AC	1.00	1.00	1.00	525.00	525.00	2,342							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	64.76	AC	1.00	1.00	1.00	5,500.00	5,500.00	356,180							

TOTAL OB/XF													1,100										
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