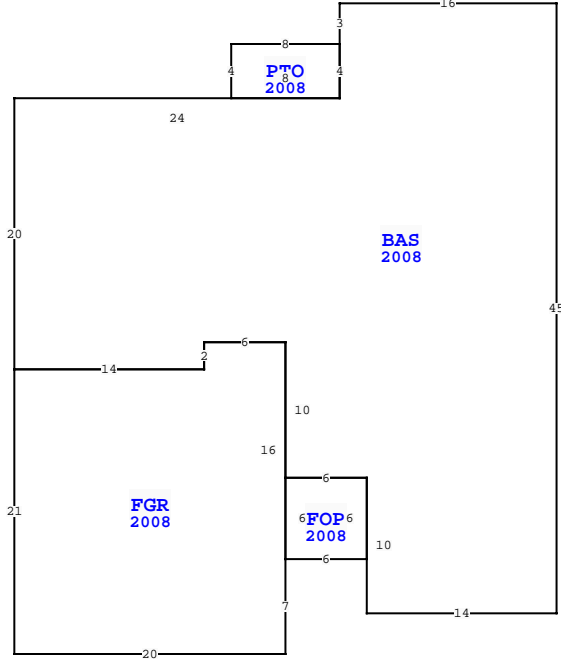




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2008
FGR	432	55	2008
FOP	36	30	2008
PTO	32	5	2008
TOTALS	1,700		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,451	132.5490	132.55	192,330	2008	2008	0	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 1200 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		176,944	
TOTAL LAND VALUE - MARKET		3,101	
TOTAL MARKET VALUE		50,000	
SOH/AGL Deduction		230,045	
ASSESSED VALUE		1,897	
TOTAL EXEMPTION VALUE		228,148	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		228,148	
NCON VALUE		230,045	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		222,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13822	MECH OTHER	0	05/01/2008
C21298	CO ISSUED	0	04/01/2008
P13160	OTHER	0	04/01/2008
E20721	ELEC OTHER	1,800	04/01/2008
R11182	REPAIR/RRF	5,000	04/01/2008
B21298	NEW CONSTR	150,000	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/0800	6/30/2008	WD	Q	I		156,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SHEPHERD DENNIS P						
1553/0628	2/29/2008	WD	U	V	19	41,500
GRANTOR: ONE AND THREE ACQUISIT						
GRANTEE: MAGNOLIA HOMES INC						

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
1	0810	CONCRETE A	0	0	0	491.00	SF	6.50	6.50	100	2008	2008
2	0810	CONCRETE A	0	0	17	51.00	SF	6.50	6.50	100	2008	2008

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W16 S3 PTO=[YR=2008] W8 S4 E8 N4\$ S4 W24 S20	
FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E6 N6 W6 S6\$ N16 W6	
S2 W14\$ E14 N2 E6 S10 E6 S10 E14 N45\$.	

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							