



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
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	1,359	100	2008
FGR	460	55	2008
FOP	25	30	2008
FOP	120	30	2008
FST	21	55	2008
PTO	100	5	2008
TOTALS	2,085		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	126.3850	211,434	2008	2008	0	0	0	92.35

Heated Area: 1359 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	195,259		
TOTAL MARKET OB/XF VALUE	3,158		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	248,417		
SOH/AGL Deduction	2,152		
ASSESSED VALUE	246,265		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	246,265		
TOTAL JUST VALUE	248,417		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	239,707		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21708	CO ISSUED	0	06/02/2009
M14084	MECH OTHER	0	08/01/2008
B21708	NEW CONSTR	130,944	07/01/2008
E21095	ELEC OTHER	2,000	07/01/2008
R11418	REPAIR/RRF	2,000	07/01/2008
P13364	OTHER	0	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1624/0708	6/05/2009	WD	Q	I	01	147,000

GRANTOR: B S LAND INVESTMENTS  
GRANTEE: CRUIKSHANK RICHARD  
1572/1929 6/23/2008 WD U V 19 41,500  
GRANTOR: ONE AND THREE ACQUISITION  
GRANTEE: B S LAND INVESTMENT

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	498.00	SF	6.50	6.50	100	2008
2	0810	CONCRETE A	0	0	0	54.00	SF	6.50	6.50	100	2008

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W5 FOP=[YR=2008] N10 W12 PTO=[YR=2008] W10 S10 E10 N10\$ S10 E12\$ W31 S49 E11 FOP=[YR=2008] E5 FGR=[YR=2008] S5 E20 N26 W7 S3 W6 FST=[YR=2008] W6 D1 L1 S2 E7 N3\$ S3 W7 S15\$ N5 W5 S5\$ N5 E5 N12 U1 R1 E12 N3 E7 N28\$.	

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