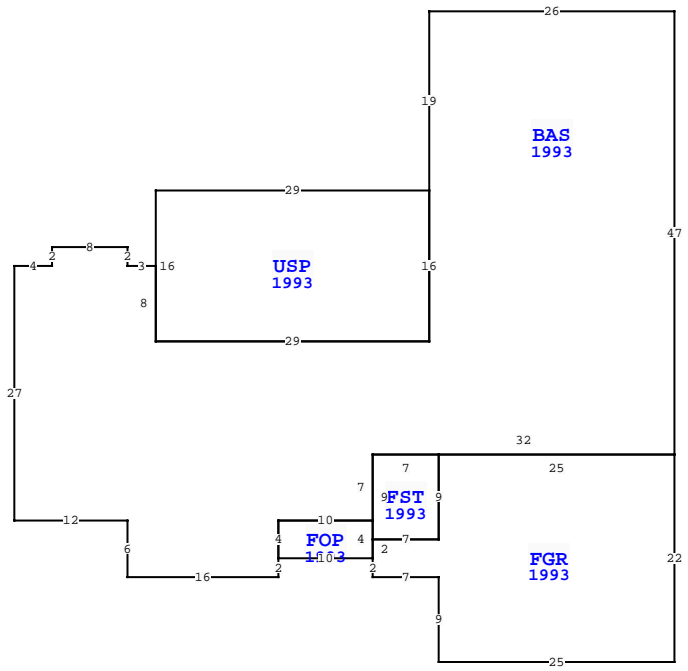


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,248	100	1993
FGR	578	55	1993
FOP	40	30	1993
FST	63	55	1993
USP	464	30	1993
TOTALS	3,393		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,752	102.7200	135.59	373,144	1991	1991	0	0	24.15	75.85
1 SNGL FAM - 100% - 2012 Heated Area: 2248 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		283,030	
TOTAL MARKET OB/XF VALUE		48,343	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		386,373	
SOH/AGL Deduction		203,047	
ASSESSED VALUE		183,326	
TOTAL EXEMPTION VALUE		HX HB DX 55,722	
BASE TAXABLE VALUE		127,604	
TOTAL JUST VALUE		386,373	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25095	ADDITION	28,756	09/01/2011
B98	XFOB	1,700	10/01/1998
B9603117	SWIM POOL	12,000	07/01/1996
6825	NEW CONSTR	86,604	11/02/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0867	6/20/2011	WD U		I	11	139,500

GRANTOR: HSBC MORTGAGE SERVICE	
GRANTEE: COPPOCK TERRY & AUD	
1725/1595	1/25/2011 WD U I 12 237,614
GRANTOR: LASTER SAMUEL M & PAU	
GRANTEE: HSBC MORTGAGE SERVI	

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=1993] W26 S19 USP=[YR=1993] W29 S16 E29 N16 S16 W29 N8 W3 N2 W8 S2 W4 S27 E12 S6 E16 N2 FOP=[YR=1993] E10 FGR=[YR=1993] S2 E7 S9 E25 N22 W25 FST=[YR=1993] W7 S9 E7 N9 S9 S9 W7 S2 S4 N4 W10 S4 S4 N4 E10 N7 E32 N47 S.	

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	0		1.00	UT 3,500.00		100	1991	1991	3	68	2,380
2	0812	CONCRETE C	0	100	0	0		1,760.00	SF 4.00		100	1991	1991	3	59.5	4,189
3	0861	POOL GUNIT	0	100	0	0		405.00	SF 85.00		100	1996	1996	3	20	6,885
4	0845	KOOL DECK	0	100	0	0		561.00	SF 7.25		100	1996	1996	3	70	2,847
5	0812	CONCRETE C	0	100	0	0		406.00	SF 4.00		100	2000	2000	3	77	1,250
6	0510	GARAGE WD-	0	100	30	24		720.00	SF 35.00		100	2011	2011	3	60	15,120
7	0351	CARPORT MT	0	100	24	10		240.00	SF 10.00		100	2015	2015	3	65	1,560
8	0510	GARAGE WD-	0	100	24	20		480.00	SF 35.00		100	2018	2018	3	84	14,112
TOTALS															48,343	

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							