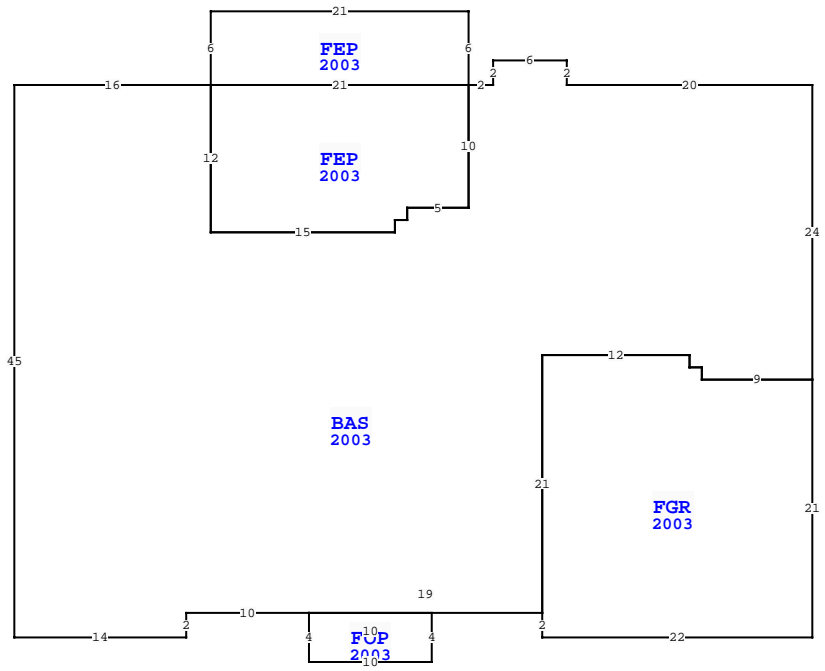


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	2,151	100	2003
FEP	126	80	2003
FEP	241	80	2003
FGR	487	55	2003
FOP	40	30	2003
TOTALS	3,045		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,725	108.3840	143.07	389,866	2003	2003	0	0	15.75	84.25
1 SNGL FAM - 100% - 2004 Heated Area: 2151 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			328,462
TOTAL MARKET OB/XF VALUE			4,823
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			388,285
SOH/AGL Deduction			207,730
ASSESSED VALUE			180,555
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			129,833
TOTAL JUST VALUE			388,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11535	XFOB	7,590	08/01/2003
E10233	NEW CONSTR	2,000	10/01/2002
B10240	NEW CONSTR	154,813	09/01/2002
R4434	REPAIR/RRF	4,200	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1112/1196	2/07/2003	WD	Q	I		214,900

GRANTOR: HALLMARK HOMES INC	
GRANTEE: HINGST JOHN E & KAR	
1079/1553	9/09/2002
GRANTOR: BKS INC	
GRANTEE: HALLMARK HOMES INC	

BUILDING NOTES	
BAS=[YR=2003] W20 N2 W6 S2 W2 FEP=[YR=2003] N6 W21 S6	
FEP=[YR=2003] S12 E15 N1 E1 N1 E5 N10 W21 \$ E21 \$ S10 W5 S1	
W1 S1 W15 N12 W16 S45 E14 N2 E10 FOP=[YR=2003] S4 E10 N4 W10	
\$ E19 FGR=[YR=2003] S2 E22 N21 W9 N1 W1 N1 W12 S21 \$ N21 E12	
S1 E1 S1 E9 N24\$.	

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	100	0	1,131.00	SF	5.20	5.20	100	2003	2003	3	82	4,823	

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	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							