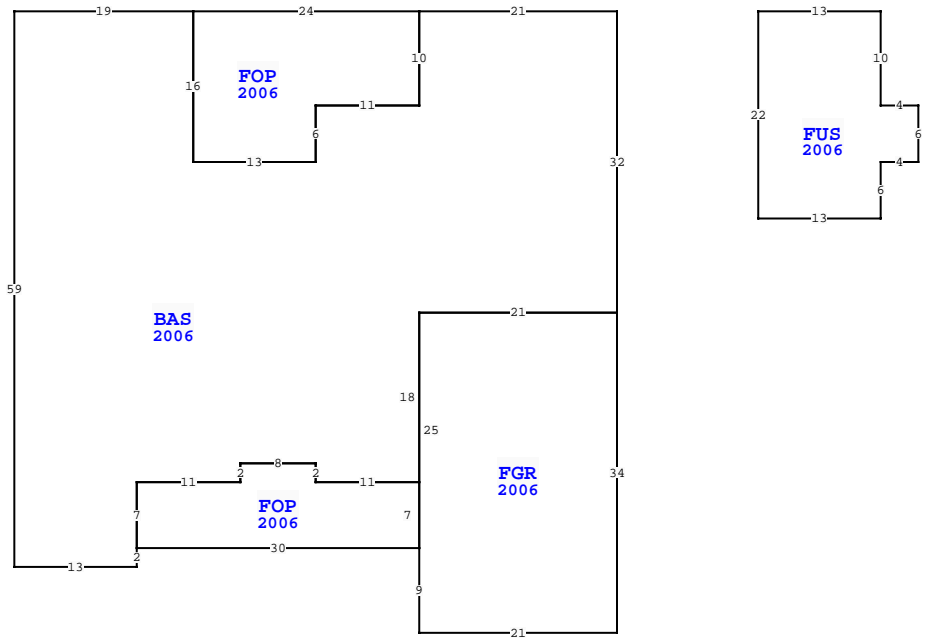


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
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	
0900	01	3,471	108.5600	143.30	497,394	2006	2006	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2008 Heated Area: 2915 HX Base Yr 2008												



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4028.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,605	100
FGR	714	55
FOP	226	30
FOP	318	30
FUS	310	100
TOTALS	4,173	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			452,629
TOTAL MARKET OB/XF VALUE			39,300
TOTAL LAND VALUE - MARKET			136,000
TOTAL MARKET VALUE			627,929
SOH/AGL Deduction			347,381
ASSESSED VALUE			280,548
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			224,826
TOTAL JUST VALUE			627,929
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			564,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21442	SCRN ENCLOSURE	9,400	05/01/2008
B21295	SWIM POOL	25,000	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/0473	4/02/2008	WD	U	I	07	100

GRANTOR: JOHNSON-FERREIRA BUIL
GRANTEE: KEISLING DAVID E &
1532/1220 10/26/2007 WD Q I 400,000
GRANTOR: JOHNSON HOME BUILDERS
GRANTEE: KEISLING FREDERICK

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2006] W21 FOP=[YR=2006] W24 S16 E13 N6 E11 N10\$ S10 W11 S6 W13 N16 W19 S59 E13 N2 FOP=[YR=2006] E30 FGR=[YR=2006] S9 E21 N34 W21 S25 \$ N7 W11 N2 W8 S2 W11 S7 \$ N7 E11 N2 E8 S2 E11 N18 E21 N32 \$ PTR=E15 FUS=[YR=2006] E13 S10 E4 S6 W4 S6 W13 N22\$ W15\$.</p>	

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	0812	CONCRETE C	0	100	0	2,296.00	SF	4.00	4.00	100	2006	2006	3	86	7,898	
2	0811	CONCRETE B	0	100	39	429.00	SF	5.20	5.20	100	2008	2008	3	88	1,963	
3	0861	POOL GUNIT	0	100	0	432.00	SF	85.00	85.00	100	2008	2008	3	48	17,626	
4	0911	SCRN RM A	0	100	48	1,104.00	SF	17.50	17.50	100	2008	2008	3	31	5,989	
5	0845	KOOL DECK	0	100	0	738.00	SF	7.25	7.25	100	2008	2008	3	88	4,708	
6	0351	CARPORT MT	0	100	30	360.00	SF	10.00	10.00	100	2008	2008	3	31	1,116	
TOTALS													39,300			

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	170,000.00	136,000.00	136,000								