



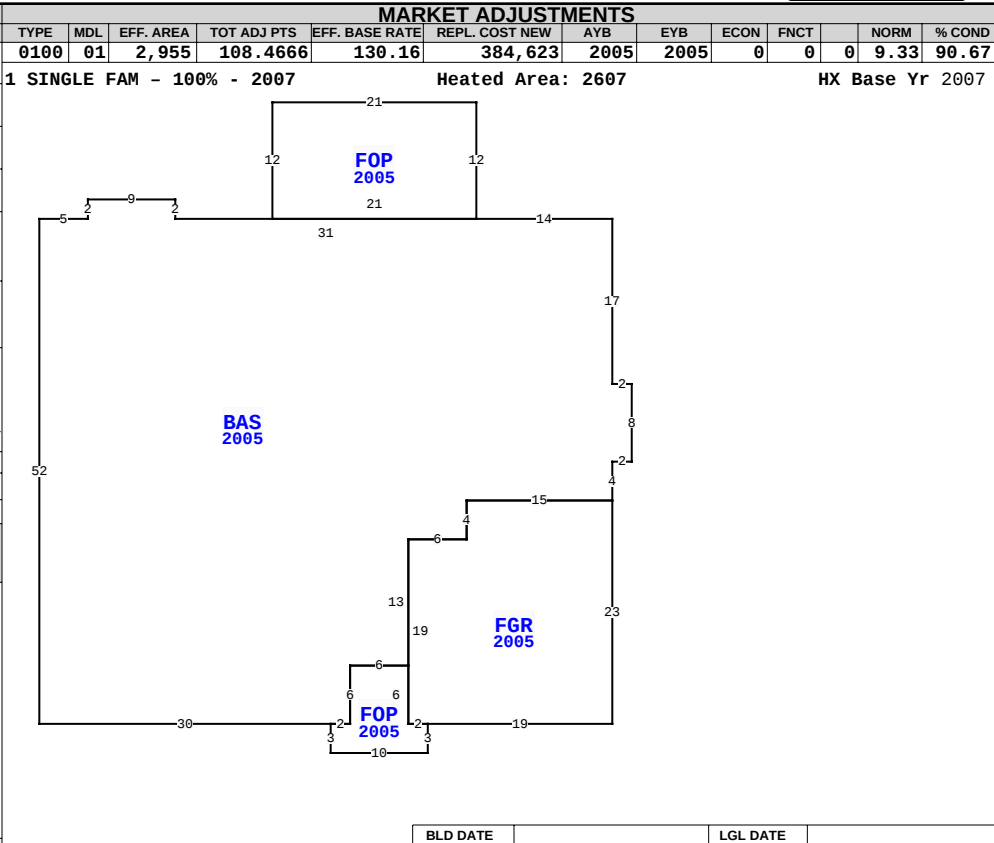
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,607	100	2005	2,607	307,668
FGR	459	55	2005	252	29,740
FOP	66	30	2005	20	2,360
FOP	252	30	2005	76	8,969
TOTALS	3,384			2,955	348,738

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		348,738	
TOTAL MARKET OB/XF VALUE		5,806	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		439,544	
SOH/AGL Deduction		238,252	
ASSESSED VALUE		201,292	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		150,570	
TOTAL JUST VALUE		439,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413296	NEW CONSTR	183,247	07/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1293/1016	2/07/2005	WD	Q	I		200,600	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: KOVALICK PETER V &							
1246/1448	7/20/2004	WD	U	V	19	29,000	
GRANTOR: PAGE HILL ASSOCIATES							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 FOP=[YR=2005] N12 W21 S12 E21\$ W31 N2 W9 S2 W5 S52 E30 FOP=[YR=2005] S3 E10 N3 FGR=[YR=2005] E19 N23 W15 S4 W6 S19 E2\$ W2 N6 W6 S6 W2\$ E2 N6 E6 N13 E6 N4 E15 N4 E2 N8 W2 N17\$.									