



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	40	100	1998	40	4,925
FEP	330	80	2014	264	32,509
FGR	1,212	55	1998	667	82,135
FOP	440	30	1998	132	16,255
FUS	1,288	100	1998	1,288	158,606
SFB	36	80	1998	29	3,571

TOTALS	3,346			2,420	298,002
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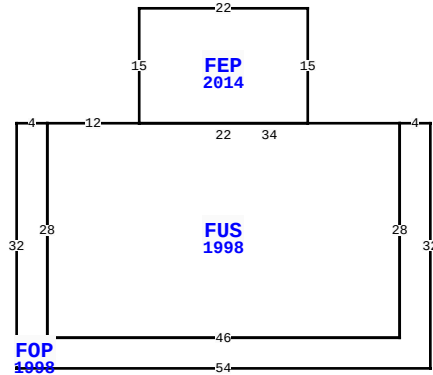
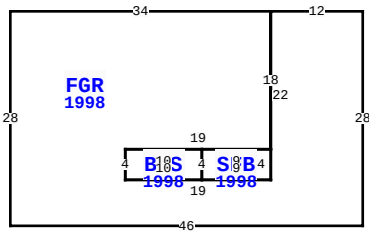
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1241	WD DECK G	0	100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	24	894	
2	1241	WD DECK G	0	100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	24	894	
4	1241	WD DECK G	0	100	7	5	35.00	UT	15.53	15.53	100	1998	1998	3	24	130	
5	1241	WD DECK G	0	100	0	0	43.00	UT	12.65	12.65	100	1998	1998	3	24	131	
6	1241	WD DECK G	0	100	10	6	60.00	UT	11.50	11.50	100	1998	1998	3	24	166	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
12	0300	BOAT DCK W	0	100	4	188	752.00	SF	30.00	30.00	100	2005	2005	3	32	7,219	
13	0300	BOAT DCK W	0	100	10	20	200.00	SF	30.00	30.00	100	2005	2005	3	32	1,920	
14	0300	BOAT DCK W	0	100	0	0	264.00	SF	40.00	40.00	100	2009	2009	3	48	5,069	

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

1	000116	C	RES MARSH	100		RSF-2	0.00	0.00	1.28	AC		1.00	1.00	1.00	285,000.00	285,000.00	364,800
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,420	135.5850	142.36	344,511	1998	1998		0	0	0 13.50	86.50	
1 SINGLE FAM 100% - 1999 Heated Area: 1357 HX Base Yr 1999													



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,002
TOTAL MARKET OB/XF VALUE		58,923
TOTAL LAND VALUE - MARKET		364,800
TOTAL MARKET VALUE		721,725
SOH/AGL Deduction		393,488
ASSESSED VALUE		328,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,826
TOTAL JUST VALUE		721,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21070	ADDITION	19,206	02/01/2008
B9704556	NEW CONSTR	101,500	01/01/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/0573	6/03/1997	QC	Q	V	06	100

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/0573	6/03/1997	QC	Q	V	06	100

GRANTOR: FREEMAN LONNIE M & LI						
GRANTEE: WALDRIP TIMOTHY C &						

BUILDING NOTES						
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BUILDING DIMENSIONS						
SFB=[YR=1998] W9 BAS=[YR=1998] W10 S4 E10 N4 \$ S4 E9 N4 \$ FGR=[YR=1998] N18 W34 S28 E46 N28 W12 S22 W19 N4 E19 \$ PTR=E30 FOP=[YR=1998] E4 FUS=[YR=1998] E12 FEP=[YR=2014] N15 E22 S15 W22 \$ E34 S28 W46 N28 \$ S28 E46 N28 E4 S32 W54 N32 \$ W30 \$.						

TOTAL OB/XF																	
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