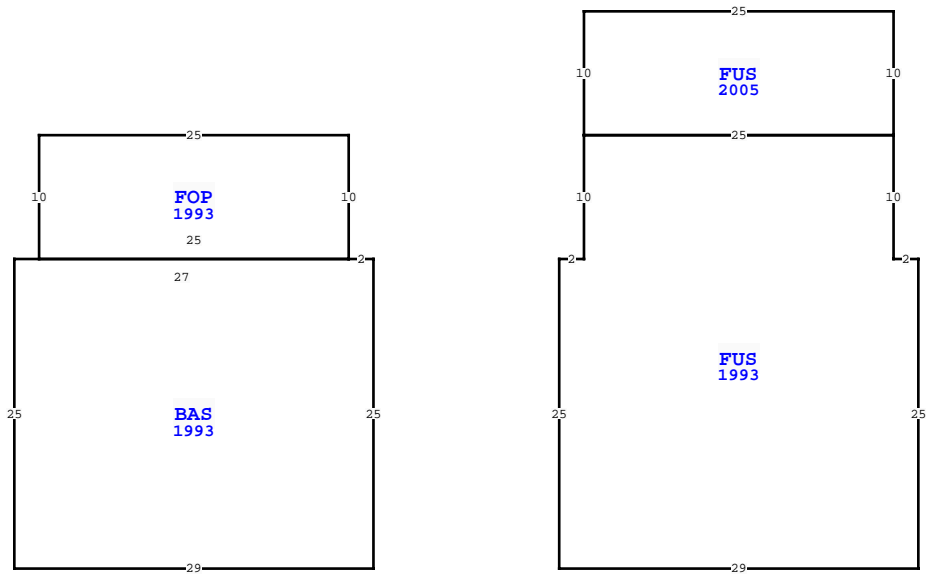


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 60			
Exterior Wall	23	REINF CONC 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	03	MASONRY 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100	1993	725	132,851
FOP	250	30	1993	75	13,744
FUS	975	100	1993	975	178,662
FUS	250	100	2005	250	45,811
TOTALS	2,200			2,025	371,066

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	0%	- 2026									Heated Area: 1950 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			371,066
TOTAL MARKET OB/XF VALUE			12,163
TOTAL LAND VALUE - MARKET			1,260,000
TOTAL MARKET VALUE			1,643,229
SOH/AGL Deduction			0
ASSESSED VALUE			1,643,229
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,643,229
TOTAL JUST VALUE			1,643,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,516,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090583	REPAIR/RRF	2,000	05/11/2009
20042381	H/AC	2,000	12/17/2004
20042237	REMODEL	2,000	11/30/2004
20041673	ADDITION	86,000	09/17/2004
20040814	H/AC	3,000	04/27/2004
B959512	REMODEL	2,000	12/19/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2834/646	12/05/2025	QC	U	I	11	100	
GRANTOR: GRAY JOSEPH B & JANE							
1771/0232	12/20/2011	WD	Q	I	02	650,000	
GRANTOR: SEA TURTLE EGGS LLC							
GRANTEE: GRAY JOSEPH B JR &							

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
4	1244	WD DECK EX	0	0	0	0	321.00	SF	37.00	37.00	100	2005	2005	3	32	3,801	
5	0416	DUNEWALKS	0	0	104	4	416.00	SF	27.00	27.00	100	2005	2005	3	21	2,359	
6	1076	TRELLIS A	0	0	0	0	464.00	SF	7.50	7.50	100	2005	2005	3	85	2,958	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
TOTALS														12,163			

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	000120	C	RES OCEAN	0	0006	R-1	60.00	150.00	60.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,260,000							