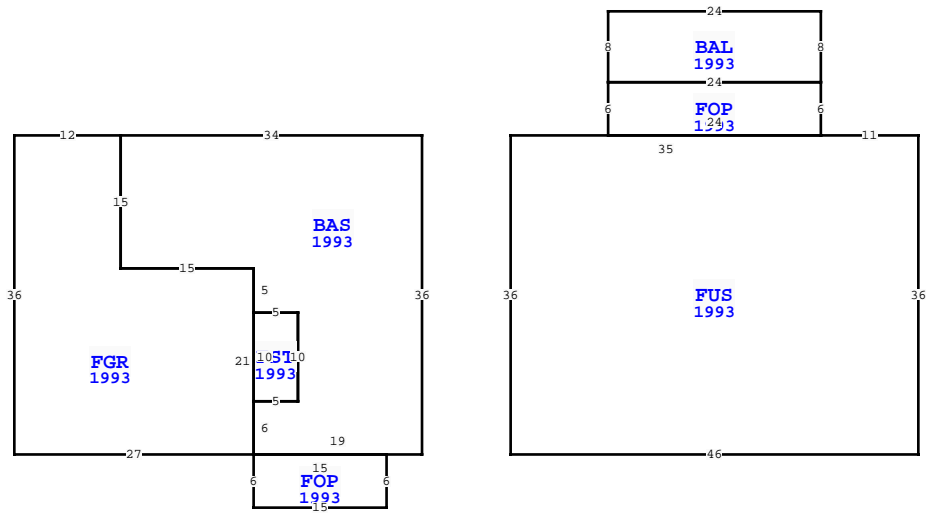


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	07 SPECIAL 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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		
0500	01	3,053	113.7948	188.90	576,712	1986	2000	0	0	12.00	88.00		
1 SFR CUST 100% - 2020 Heated Area: 2515 HX Base Yr 2020													



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
BAL	192	15	1993	29	4,821
BAS	859	100	1993	859	142,793
FGR	747	55	1993	411	68,321
FOP	90	30	1993	27	4,488
FOP	144	30	1993	43	7,148
FST	50	55	1993	28	4,654
FUS	1,656	100	1993	1,656	275,280
TOTALS	3,738			3,053	507,507

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			507,507
TOTAL MARKET OB/XF VALUE			6,559
TOTAL LAND VALUE - MARKET			1,575,000
TOTAL MARKET VALUE			2,089,066
SOH/AGL Deduction			690,355
ASSESSED VALUE			1,398,711
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			1,347,300
TOTAL JUST VALUE			2,089,066
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,937,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100472	ALUM. FENCE	4,975	03/19/2010
20100096	LOWER DECK & REPA	6,500	01/21/2010
20091757	REMODEL	200	12/28/2009
20091738	GAS PIPE FOR FP	625	12/22/2009
20091731	DOOR & WINDOWS	6,500	12/21/2009
20091669	WIRING FOR AC UNI	500	12/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1604/1872	2/09/2009	WD Q	Q	I	01	875,000
GRANTOR: BOWEN WILLIAM B & DAN						
GRANTEE: JAY DONALD W & MARY						
1564/1178	5/02/2008	WD Q	Q	I	01	100
GRANTOR: BOWEN DANA LARSON						
GRANTEE: BOWEN DANA L & WILL						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE	
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	04/27/2026		MLU		
1	0416	DUNEWALKS	0	100	118	4			472.00	SF	15.00	15.00	100	1986	1986	3	20	1,416			
2	0416	DUNEWALKS	0	100	48	4			192.00	SF	15.00	15.00	100	2007	2007	3	24	691			
5	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960			
6	1242	WD DECK A	0	100	14	50			700.00	SF	10.00	10.00	100	2010	2010	3	35	2,450			
7	1242	WD DECK A	0	100	4	3			12.00	SF	10.00	10.00	100	2010	2010	3	35	42			
TOTAL OB/XF																6,559					

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W34 FGR=[YR=1993] W12S36E27 FOP=[YR=1993] S6E15N6W15\$ N21W15N15\$ S15E15S5FST=[YR=1993] S10E5N10W5\$ E5 S10W5S6E19N36\$ PTR=E10 FUS=[YR=1993] S36E46N36W11 FOP=[YR=1993] N6 BAL=[YR=1993] N8W24S8E24\$W24S6E24 \$W35\$ W10\$.													

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	DPTH 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	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000								