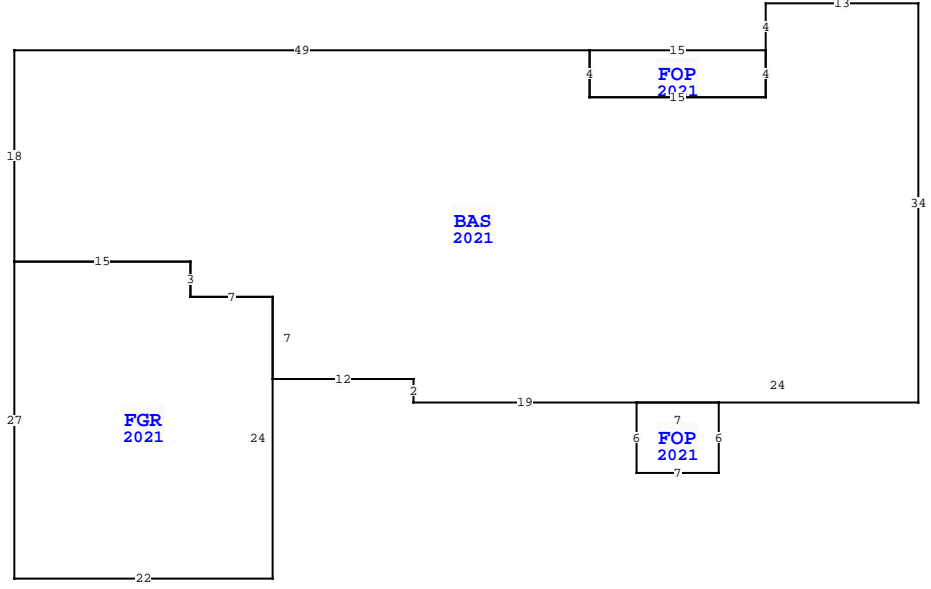


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8124.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,035 100 2,035 254,790
FGR	573 55 315 39,439
FOP	42 30 13 1,628
FOP	60 30 18 2,254
TOTALS	2,710 2,381 298,110

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,381	106.2320	126.15	300,363	2021	2021	0	0	0.75	99.25	
1 SNGL FAM - 0% - 0 Heated Area: 2035 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	Tax Group: 6	Tax Dist:	STANDARD
BUILDING MARKET VALUE			309,333
TOTAL MARKET OB/XF VALUE			8,296
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			377,629
SOH/AGL Deduction			10,055
ASSESSED VALUE			367,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			367,574
TOTAL JUST VALUE			377,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002007	CO ISSUED	0	11/22/2021
21002007	GARAGE	19,516	02/19/2021
21002009	NEW CONSTR	271,718	02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0918	11/30/2021	WD	Q	I	01	355,400
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BOWEN JENNIFER A &						
2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W13 S4 FOP=[YR=2021] W15 S4 E15 N4\$ S4 W15 N4 W49 S18 FGR=[YR=2021] S27 E22 N24 W7 N3 W15\$ E15 S3 E7 S7 E12 S2 E19 FOP=[YR=2021] S6 E7 N6 W7\$ E24 N34\$.	

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	0	0	0		4.00	100	2021	2021	3	100	8,296	

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	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

