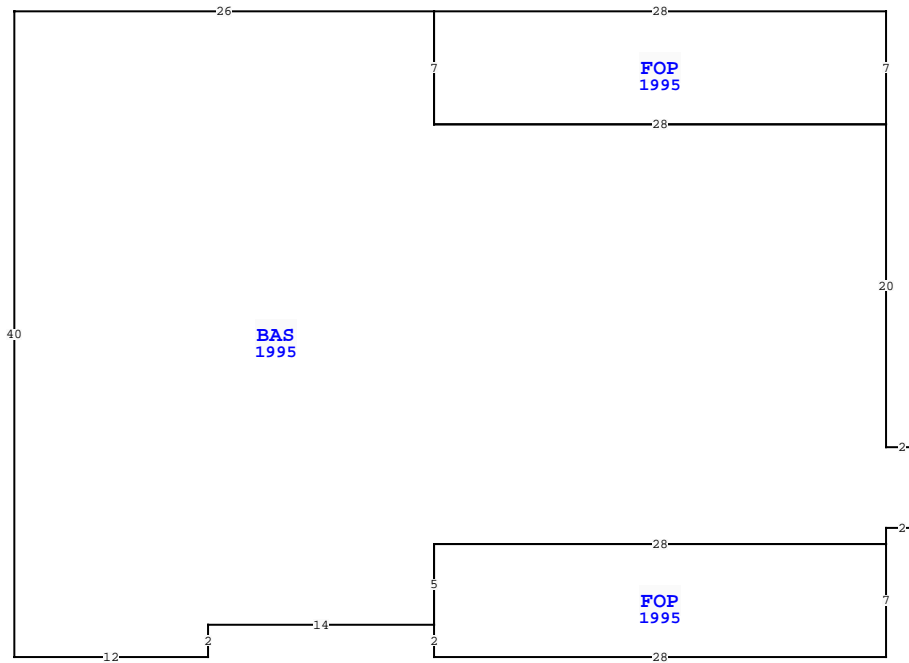


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	80	
Interior Wall	06	CUST PANEL	20	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		1	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	01	
NEIGHBORHOOD/LOC		1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	143,617
FOP	196	30	59	4,842
FOP	196	30	59	4,842
TOTALS	2,142		1,868	153,301

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,868	100.1560	95.15	177,740	1995	1995	0	0	13.75	86.25
1 SINGLE FAM - 100% - 1996 Heated Area: 1750 HX Base Yr 1996											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			159,870
TOTAL MARKET OB/XF VALUE			1,911
TOTAL LAND VALUE - MARKET			296,700
TOTAL MARKET VALUE			458,481
SOH/AGL Deduction			196,726
ASSESSED VALUE			261,755
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			211,755
TOTAL JUST VALUE			458,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080348	REPAIR/RRF	1,800	03/06/2008

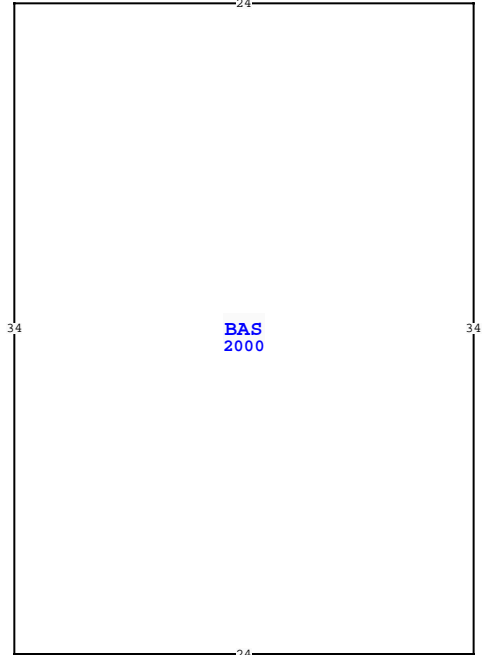
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/475	4/23/2024	LE U		I	11	100
GRANTOR: KEMP ROY GREEN & JEANETTE M						
GRANTEE: KEMP KELLY R						
2365/0319	5/27/2020	QC U		I	11	100
GRANTOR: KEMP JEANETTE M						
GRANTEE: KEMP ROY GREEN & JEANETTE M						

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	0810	CONCRETE A	0	100	6	2			12.00	SF	6.50	100	1995	1995	3	70	55
2	1243	WD DECK F	0	100	6	6			36.00	SF	8.00	100	1995	1995	3	20	58
3	0940	SHEDS/PORT	0	100	10	13			130.00	SF	30.00	100	1998	1998	3	20	780
4	0810	CONCRETE A	0	100	4	12			48.00	SF	6.50	100	1966	1966	3	20	62
5	0810	CONCRETE A	0	100	5	27			135.00	SF	6.50	100	1966	1966	3	20	176
6	0940	SHEDS/PORT	0	100	10	13			130.00	SF	30.00	100	1990	1990	3	20	780
TOTALS															1,911		

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	MU-1			39,560.00	SF		1.00	1.00	1.00	7.50	7.50	296,700							

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	04 WOOD TRUSS 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	01 MINIMUM 100			
Interior Floo	03 CONC FINSH 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Bedrooms	0 100			
Bathrooms	0 100			
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 01			
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	6,569
TOTALS	816		816	6,569

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	BARN	-	100%	-	1996							
Heated Area: 816						HX Base Yr 1996						



NASSAU COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,870
TOTAL MARKET OB/XF VALUE		1,911
TOTAL LAND VALUE - MARKET		296,700
TOTAL MARKET VALUE		458,481
SOH/AGL Deduction		196,726
ASSESSED VALUE		261,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,755
TOTAL JUST VALUE		458,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/475	4/23/2024	LE	U	I	11	100
GRANTOR: KEMP ROY GREEN & JEAN						
GRANTEE: KEMP KELLY R						
2365/0319	5/27/2020	QC	U	I	11	100
GRANTOR: KEMP JEANETTE M						
GRANTEE: KEMP ROY GREEN & JE						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W24 S34 E24 N34 \$ .	

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	