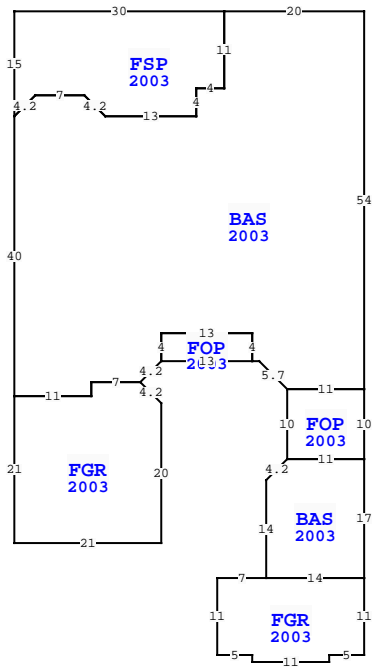


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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	04
NEIGHBORHOOD/LOC	4044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	234	100	234
BAS	2,177	100	2,177
FGR	242	55	133
FGR	457	55	251
FOP	52	30	16
FOP	110	30	33
FSP	404	40	162
TOTALS	3,676		3,006
EXTRA FEATURES			352,231

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,006	103.9600	129.95	390,630		2003		2003	0	0	0	9.83	90.17
1 SNGL FAM - 100% - 2023														
Heated Area: 2411														
HX Base Yr 2023														



L	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	100	0	1,188.00	UT	4.00	4.00	100	2003	2003	3	83	3,944	
2	0855	CONC PAVER	0	100	0	196.00	SF	10.00	10.00	100	2003	2003	3	83	1,627	
3	0462	ST/AL FNC	0	100	0	42.00	SF	10.00	10.00	100	2003	2003	3	32	134	
<b>TOTAL OB/XF 5,705</b>																

LAND DESCRIPTION																	
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			352,231
TOTAL MARKET OB/XF VALUE			5,705
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			422,936
SOH/AGL Deduction			0
ASSESSED VALUE			422,936
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			372,936
TOTAL JUST VALUE			422,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q	V	RSN CD	SALE PRICE
2529/1075	1/06/2022	WD Q	Q	I	01	480,000
GRANTOR: GREEN ROBERT W & MARY						
GRANTEE: MATTHEWS AARON LEE						
1187/1953	11/12/2003	WD Q	Q	I		218,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: GREEN ROBERT W & MA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W20 FSP=[YR=2003] W30 S15 R3 U3 E7 R3 D3 E13 N4 E4 N11\$ S11 W4 S4 W13 U3 L3 W7 L3 D3 S40 FGR=[YR=2003] S21 E21 N20 L3 U3 W7 S2 W11\$ E11 N2 E7 U3 R3 POP=[YR=2003] E13 N4 W13 S4\$ N4 E13 S4 E1 D4 R4 FOP=[YR=2003] S10 BAS=[YR=2003] L3 D3 S14 FGR=[YR=2003] W7 S11 E5 S1 E11 N1 E5 N11 W14\$ E14 N17 W11\$ E11 N10 W11\$ E11 N54\$ .