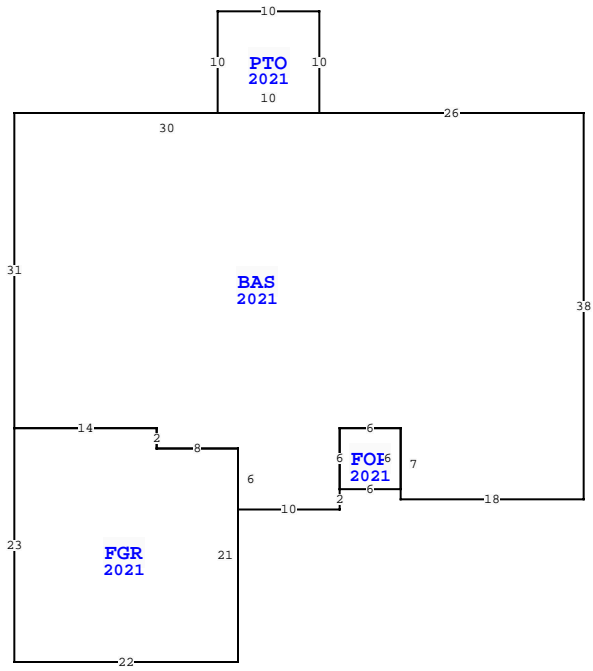




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,958	100	1,958
FGR	490	55	270
FOP	36	30	11
PTO	100	5	5
TOTALS	2,584		2,244
			296,230

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022	134.02	300,741	2021	2021	0	0	1.50	98.50
Heated Area: 1958						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			296,230
TOTAL MARKET OB/XF VALUE			5,401
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			361,631
SOH/AGL Deduction			32,606
ASSESSED VALUE			329,025
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			279,025
TOTAL JUST VALUE			361,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002003	CO ISSUED	0	08/27/2021
21002003	NEW CONSTR	309,734	02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1776	8/31/2021	WD Q	Q	I	01	321,400
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SHAW CASSIE L						
2262/1966	2/27/2019	SW U	V	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	
BAS=[YR=2021] W26 PTO=[YR=2021] N10 W10 S10 E10\$ W30 S31	
FGR=[YR=2021] S23 E22 N21 W8 N2 W14\$ E14 S2 E8 S6 E10 N2	
FOP=[YR=2021] E6 N6 W6 S6\$ N6 E6 S7 E18 N38\$.	

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	100	0	0		4.00	100	2021	2021	3	99	5,401	

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							