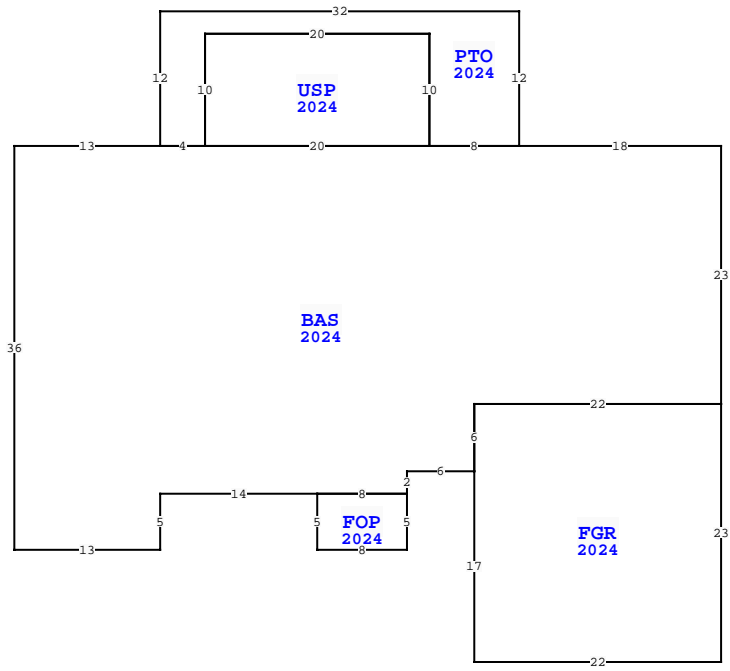


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
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	1,830	100	1,830	244,342
FGR	506	55	278	37,119
FOP	40	30	12	1,602
PTO	184	5	9	1,202
USP	200	30	60	8,011
TOTALS	2,760		2,189	292,275

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,189	106.8200	133.52	292,275	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 1830 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			292,275
TOTAL MARKET OB/XF VALUE			7,640
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			359,915
SOH/AGL Deduction			102,085
ASSESSED VALUE			257,830
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,830
TOTAL JUST VALUE			359,915
NCON VALUE			299,915
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309647	SCRN ROOM (USP)	6,648	07/27/2023
C2218621	CO		06/22/2023
B2218621	NEW CONSTR	335,969	12/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1947	10/31/2022	WD	U	V	30	60,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: ESTRADA BERNIE & CA						
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=2024;ORIG=20,10] E13 E4 E20 E8 E18 S23 W22 S6 W6 S2 W8 W14 S5 W13 N36 \$	
FOP=[YR=2024;ORIG=55,41] W8 S5 E8 N5 \$	
FGR=[YR=2024;ORIG=83,33] W22 S6 S17 E22 N23 \$	
USP=[YR=2024;ORIG=37,0] E20 S10 W20 N10 \$	
PTO=[YR=2024;ORIG=33,-2] S12 E4 N10 E20 S10 E8 N12 W32 \$	

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	2024	2023		100	7,640	

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							