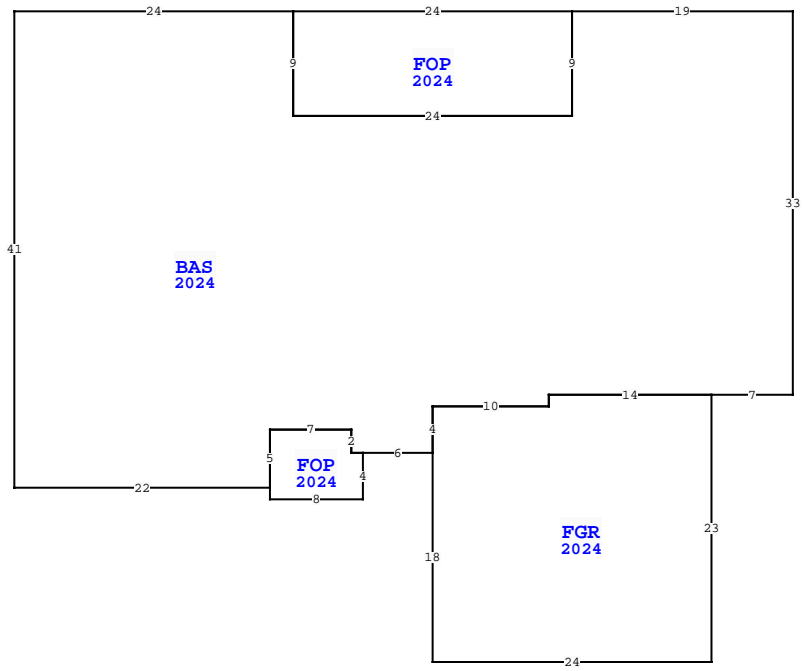


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,237	100	2,237
FGR	542	55	298
FOP	46	30	14
FOP	216	30	65
TOTALS	3,041		2,614
			345,048

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,614	105.6000	132.00	345,048	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2237	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		359,570	
TOTAL MARKET OB/XF VALUE		86,938	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		506,508	
SOH/AGL Deduction		94,948	
ASSESSED VALUE		411,560	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		361,560	
TOTAL JUST VALUE		506,508	
NCON VALUE		446,508	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308831	INGROUND POOL	95,000	07/11/2023
22002212	CO ISSUED	0	03/01/2023
22009917	NEW CONSTR	359,045	06/28/2022
22009918	GARAGE	34,490	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0491	4/06/2023	WD	Q	I	03	494,700
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: HARDEN LEE & JULIA						
2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

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	2,847.00	UT	4.00	4.00	100	2024	2023		100	11,388	
2	0861	POOL GUNIT	0	100	0	688.00	SF	85.00	85.00	100	2024	2023		100	58,480	
3	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
4	0855	CONC PAVER	0	100	0	855.00	SF	10.00	10.00	100	2024	2023		100	8,550	
5	0462	ST/AL FNC	0	100	148	592.00	SF	10.00	10.00	100	2024	2023		100	5,920	
6	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,0] E24 S9 E24 N9 E19 S33 W7 W14 S1 W10 S4 W6 W1 N2 W7 S5 W22 N41 \$	
FGR=[YR=2024;ORIG=46,56] N18 N4 E10 N1 E14 S23 W24 \$	
POP=[YR=2024;ORIG=34,0] E24 S9 W24 N9 \$	
FOP=[YR=2024;ORIG=32,42] N1 N5 E7 S2 E1 S4 W8 \$	

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							

