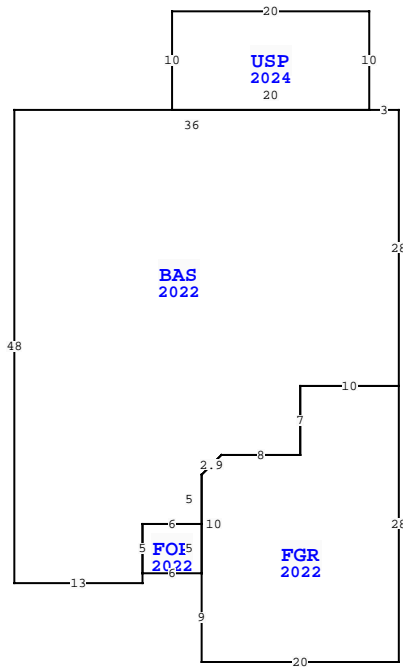


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 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 SUBAREA MARKET VALUE
BAS	1,508 100 1,508 209,537
FGR	488 55 268 37,239
FOP	30 30 9 1,251
USP	200 30 60 8,337
TOTALS	2,226 1,845 256,363

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,845	112.0000	140.00	258,300	2022	2022	0	0	0.75	99.25	
1 SNGL FAM - 100% - 2023 Heated Area: 1508 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			256,363
TOTAL MARKET OB/XF VALUE			7,602
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			323,965
SOH/AGL Deduction			1,549
ASSESSED VALUE			322,416
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			272,416
TOTAL JUST VALUE			323,965
NCON VALUE			2,779
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11001	REAR USP (20X10)	5,988	08/25/2023
21016997	CO ISSUED	0	10/05/2022
21016997	NEW CONSTR	255,095	12/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1831	8/27/2021	WD U	U	V	30	47,500
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: MADDOX TIMOTHY & JA						
2262/1966	2/27/2019	SW U	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	0811	CONCRETE B	0	100	0	0		5.20	100	2022	2022	3	100	7,602	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W3 W36 S48 E13 N1 N5 E6 N5 U2R2 E8 N7 E10 N28 \$	
FGR=[YR=2022;ORIG=-20,47] S9 E20 N28 W10 S7 W8 D2L2 S10 \$	
USP=[YR=2024;ORIG=-3,0] N10 W20 S10 E20 \$	
FOP=[YR=2022;ORIG=-26,47] E6 N5 W6 S5 \$	

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									