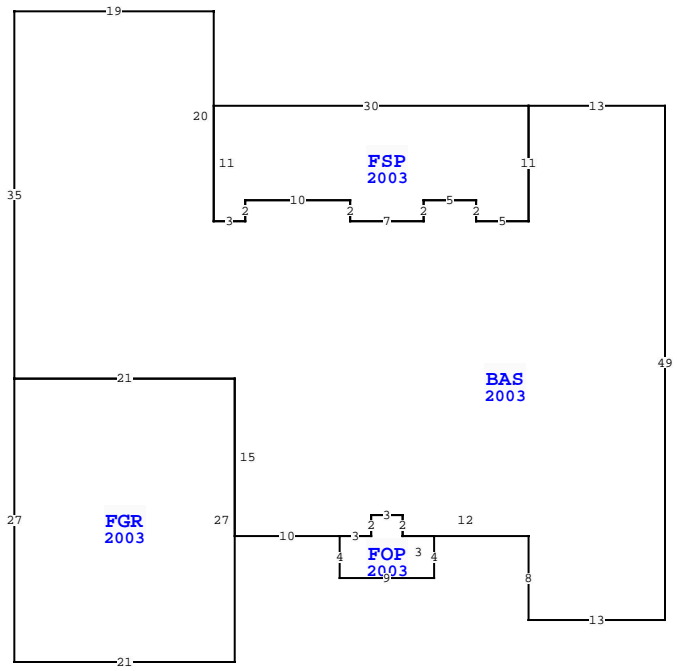




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	8017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,196	100	2,196
FGR	567	55	312
FOP	42	30	13
FSP	300	40	120
TOTALS	3,105		2,641
			300,955

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,641	102.7200	128.40	339,104	2003	2008	0	0	11.25	88.75	
1 SNGL FAM - 0% - 0 Heated Area: 2196 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			317,390
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			388,390
SOH/AGL Deduction			55,516
ASSESSED VALUE			332,874
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			332,874
TOTAL JUST VALUE			388,390
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011268	REPAIR/RRF	23,036	08/25/2021
B23533	ADDITION	33,723	04/01/2010
B10761	NEW CONSTR	157,714	11/01/2003
R4789	REPAIR/RRF	2,100	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2274/1074	5/08/2019	WD Q	Q	I	01	295,000
GRANTOR: ROMAN JOSHUA T & MELI						
GRANTEE: PEREZ MARCUS						
2141/1438	8/14/2017	WD Q	Q	I	01	270,000
GRANTOR: GRIFFIS BRUCE R & DAN						
GRANTEE: ROMAN JOSHUA TIMOTH						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W13 FSP=[YR=2003] W30 S11 E3 N2 E10 S2 E7 N2 E5 S2 E5 N11\$ S11 W5 N2 W5 S2 W7 N2 W10 S2 W3 N20 W19 S35 FGR=[YR=2003] S27 E21 N27 W21\$ E21 S15 E10 FOP=[YR=2003] S4 E9 N4 W3 N2 W3 S2 W3\$ E3 N2 E3 S2 E12 S8 E13 N49\$.	

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	0	0	2,098.00	SF	4.00	4.00	100	2003	2003	3	83	6,965	
3	1242	WD DECK A	0	0	0	180.00	SF	10.00	10.00	100	2012	2012	3	55	990	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8017.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
TOTALS	900	900

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2													
2 GARAGE RES - 0% - 0													
Heated Area: 900													
HX Base Yr													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			317,390
TOTAL MARKET OB/XF VALUE			11,000
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			332,874
TOTAL JUST VALUE			388,390
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: GRIFFIS BRUCE R & DAN						
GRANTEE: ROMAN JOSHUA TIMOTH						

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
44266 GREEN MEADOWS LN, CALLAHAN																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W30 S30 E30 N30\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	