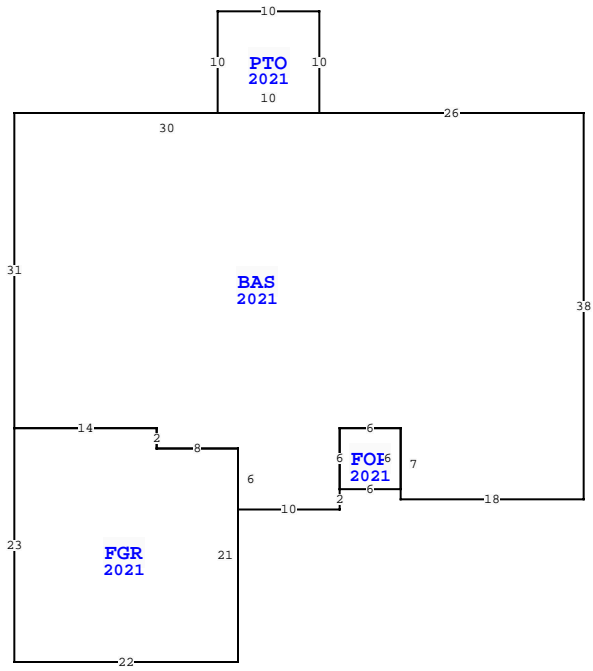




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		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	YEAR	TOT ADJ AREA
BAS	1,958	100	2021	1,958
FGR	490	55	2021	270
FOP	36	30	2021	11
PTO	100	5	2021	5
TOTALS	2,584			2,244
				310,426

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	141.52	317,571	2021	2021	0	0	2.25	97.75
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			310,426
TOTAL MARKET OB/XF VALUE			5,401
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			375,827
SOH/AGL Deduction			37,260
ASSESSED VALUE			338,567
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			287,845
TOTAL JUST VALUE			375,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,631

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