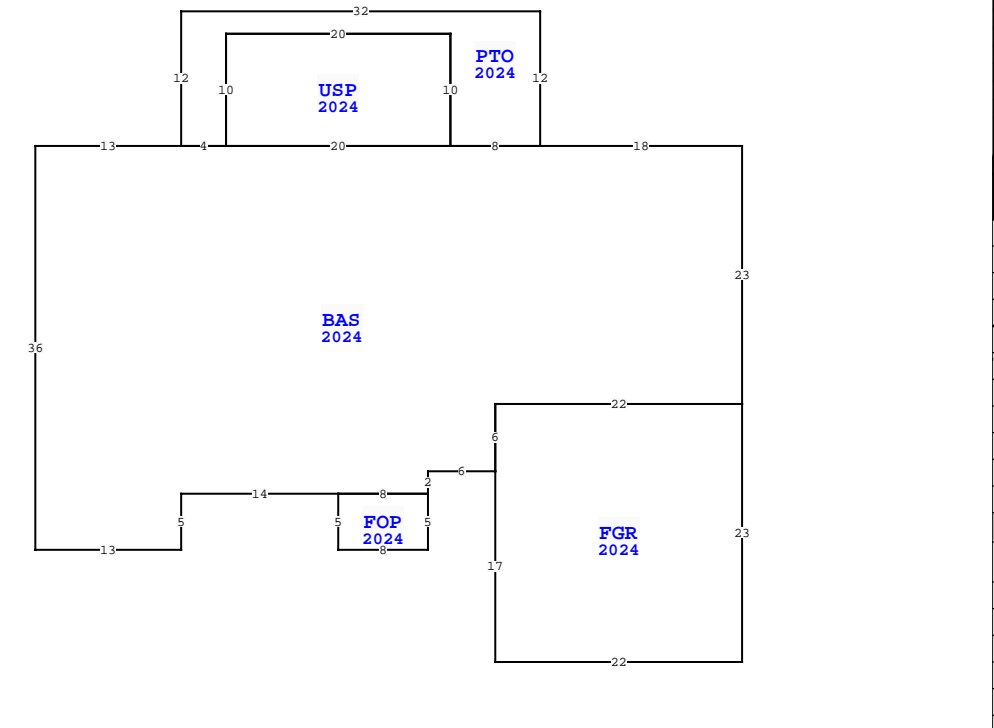


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	141.00	308,649	2023	2023	0	0	0.75	99.25	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		306,334		
TOTAL MARKET OB/XF VALUE		7,640		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		373,974		
SOH/AGL Deduction		108,667		
ASSESSED VALUE		265,307		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		214,585		
TOTAL JUST VALUE		373,974		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		359,915		



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
BAS	1,830	100
FGR	506	55
FOP	40	30
PTO	184	5
USP	200	30
TOTALS	2,760	

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
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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	0			4.00	100	2024	2023		100	7,640	

TOTAL OB/XF													7,640				

BUILDING NOTES												
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 \$												

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								