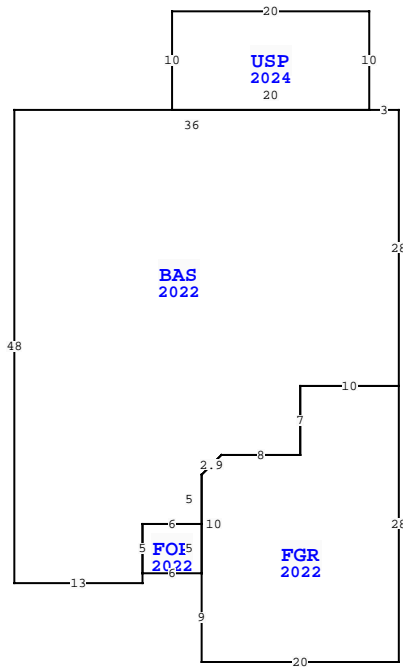


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	YEAR
BAS	1,508	100	2022
FGR	488	55	2022
FOP	30	30	2022
USP	200	30	2024
TOTALS	2,226		
		1,845	268,674

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	147.84	272,765	2022	2022	0	0	1.50	98.50
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		268,674	
TOTAL MARKET OB/XF VALUE		7,526	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		336,200	
SOH/AGL Deduction		4,434	
ASSESSED VALUE		331,766	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		281,044	
TOTAL JUST VALUE		336,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,965	

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						

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 \$	

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		1,462.00	SF	5.20				5.20	7,526

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