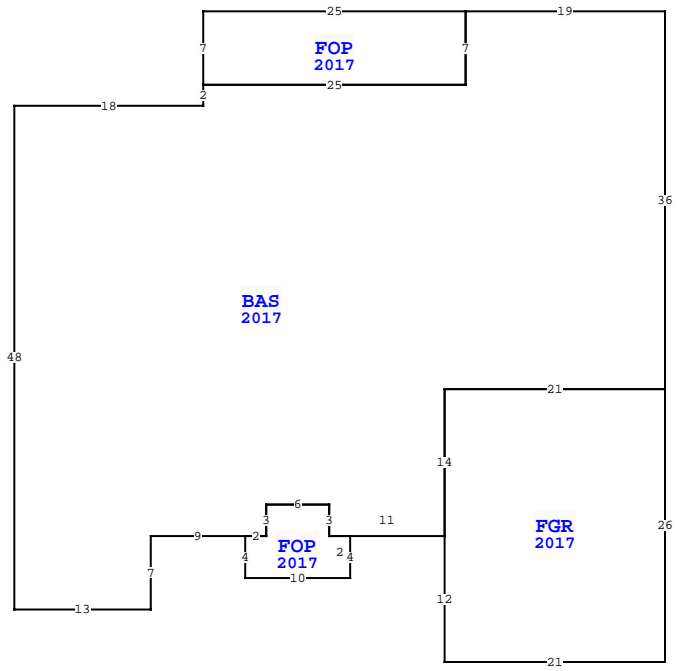


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	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	2,542	100	2017
FGR	546	55	2017
FOP	58	30	2017
FOP	175	30	2017
TOTALS	3,321		
			2,911
			379,883

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,911	104.3400	137.73	400,932	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 2542 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			389,140
TOTAL MARKET OB/XF VALUE			9,904
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			459,044
SOH/AGL Deduction			209,749
ASSESSED VALUE			249,295
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			198,573
TOTAL JUST VALUE			459,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001846	GARAGE	29,238	04/01/2019
1700309	CO ISSUED	0	04/17/2017
1700309	NEW CONSTR	303,116	01/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/1655	4/27/2017	WD Q	Q	I	02	281,100
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: DAVIS TAWANA & DWIG						
2024/0054	1/13/2016	WD U	V	11		100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,984.00	SF	5.20	5.20	100	2017
											2017
											3
											96
											9,904
											NOTES

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W19 FOP=[YR=2017] W25 S7 E25 N7\$ S7 W25 S2 W18 S48 E13 N7 E9 FOP=[YR=2017] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=2017] S12 E21 N26 W21 S14\$ N14 E21 N36\$.	

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							

