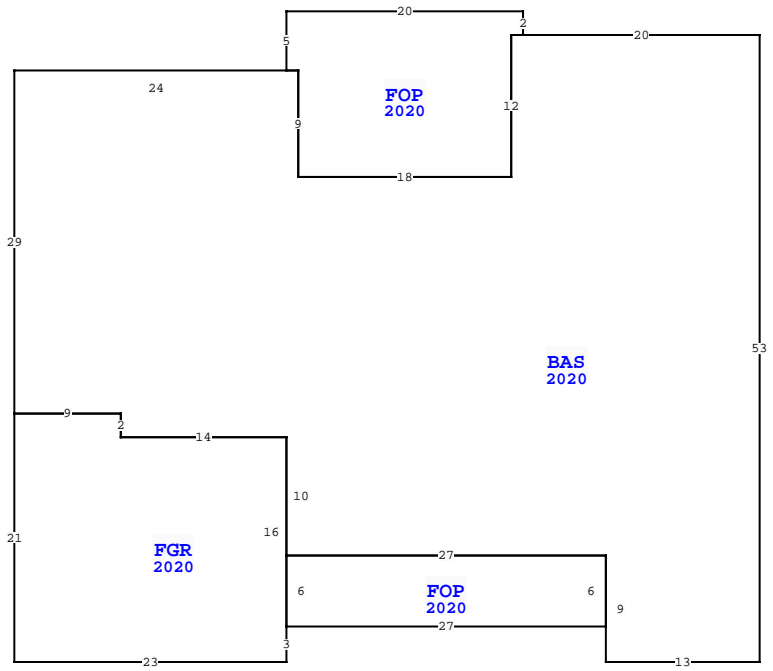


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100	2020	2,353	323,942
FGR	455	55	2020	250	34,419
FOP	162	30	2020	49	6,746
FOP	259	30	2020	78	10,739
TOTALS	3,229			2,730	375,845

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,730	107.5200	141.93	387,469	2020	2020	0	0	3.00	97.00	
1 SNGL FAM - 100% - 2022 Heated Area: 2353 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		397,584		
TOTAL MARKET OB/XF VALUE		12,359		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		469,943		
SOH/AGL Deduction		74,624		
ASSESSED VALUE		395,319		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		344,597		
TOTAL JUST VALUE		469,943		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		451,857		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003341	GARAGE	42,154	03/19/2021
20005968	CO ISSUED	0	01/14/2021
20005968	NEW CONSTR	317,747	07/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2391/1423	9/11/2020	WD Q	Q	I	01	397,200
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: LEWIS LAUREN L & MA						
2262/1966	2/27/2019	SW U	V	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	

BUILDING DIMENSIONS	
BAS=[YR=2020] W20 FOP=[YR=2020] N2 W20 S5 E1 S9 E18 N12 E1\$ W1 S12 W18 N9 W24 S29 FGR=[YR=2020] S21 E23 N3 FOP=[YR=2020] E27 N6 W27 S6\$ N16 W14 N2 W9\$ E9 S2 E14 S10 E27 S9 E13 N53\$.	

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	1,220.00	SF	5.20	5.20	100	2020	2020	3	98	6,217	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0810	CONCRETE A	0	100	0	416.00	SF	6.50	6.50	100	2021	2021	3	99	2,677	
TOTAL OB/XF 12,359																

LAND DESCRIPTION															TOTAL OB/XF 12,359									
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							

