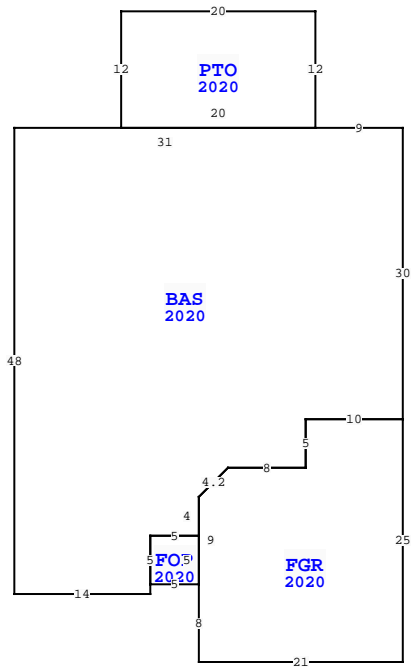


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMTM 50				
Interior Floor	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
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	1,572	100	2020	1,572	223,419
FGR	466	55	2020	256	36,384
FOP	25	30	2020	8	1,137
PTO	240	5	2020	12	1,705
TOTALS	2,303			1,848	262,646

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,848	111.0000	146.52	270,769	2020	2020	0	0	3.00	97.00
1 SNGL FAM - 100% - 2021 Heated Area: 1572 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			262,646
TOTAL MARKET OB/XF VALUE			6,217
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			328,863
SOH/AGL Deduction			81,716
ASSESSED VALUE			247,147
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			196,425
TOTAL JUST VALUE			328,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011831	CO ISSUED	0	04/01/2020
19011831	NEW CONSTR	207,845	11/13/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0079	4/24/2020	WD Q	Q	I	01	255,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: POWELL TROY A & AND						
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	
BUILDING DIMENSIONS	
BAS=[YR=2020] W9 PTO=[YR=2020] N12 W20 S12 E20\$ W31 S48 E14 N1 FOP=[YR=2020] E5 FGR=[YR=2020] S8 E21 N25 W10 S5 W8 D3 L3 S9\$ N5 W5 S5\$ N5 E5 N4 U3 R3 E8 N5 E10 N30\$.	

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	0810	CONCRETE A	0	100	0	976.00	SF	6.50	6.50	100	2020	2020	3	98	6,217	

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							