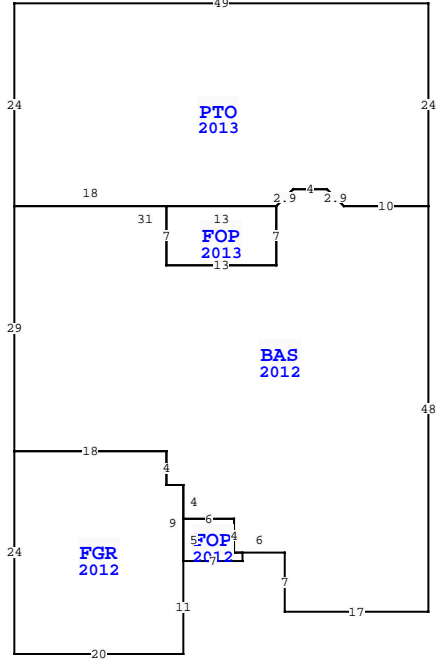




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2012	1,884	253,823
FGR	472	55	2012	260	35,029
FOP	31	30	2012	9	1,212
FOP	91	30	2013	27	3,637
PTO	1,255	5	2013	63	8,488
TOTALS	3,733			2,243	302,189

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,243	112.1610	148.05	332,076	2012	2012	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2013 Heated Area: 1884 HX Base Yr 2013												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			335,215
TOTAL MARKET OB/XF VALUE			7,109
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			402,324
SOH/AGL Deduction			197,413
ASSESSED VALUE			204,911
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			154,189
TOTAL JUST VALUE			402,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100478	GARAGE	65,205	01/19/2021
B1327398	ADDITION	20,472	07/01/2013
C25353	CO ISSUED	0	02/03/2012
E24100	NEW CONSTR	0	12/01/2011
M16755	H/AC	0	12/01/2011
P15276	NEW CONSTR	0	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/1039	2/15/2012	WD	Q	I	01	163,000
GRANTOR: GREENE KENNETH L						
GRANTEE: MCINTYRE MICAH L &						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

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		5.20	5.20	100	2012	2012	3	92	7,109	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS
PTO=[YR=2013] W49 S24 BAS=[YR=2012] S29 FGR=[YR=2012] S24 E20
N11FOP=[YR=2012] E7 N1 W1 N4 W6 S5\$N9 W2 N4 W18\$ E18 S4 E2 S4
E6 S4 E6 S7 E17 N48 W10 U2 L2 W4 D2 L2 FOP=[YR=2013] S7
W13 N7 E13\$ W31\$ E18 S7 E13 N7 U2 R2 E4 R2 D2 E10 N24\$.

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8015.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,350	100	2021
TOTALS	1,350		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2013			Heated Area: 1350			HX Base Yr 2013						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">30</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">30</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">45</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">45</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2021</p> </div> </div>												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,350	100	2021	1,350	33,026							
TOTALS	1,350			1,350	33,026							

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		335,215	
TOTAL MARKET OB/XF VALUE		7,109	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		402,324	
SOH/AGL Deduction		197,413	
ASSESSED VALUE		204,911	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		154,189	
TOTAL JUST VALUE		402,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,278	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25353	NEW S/F/R	197,836	11/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/1039	2/15/2012	WD	Q	I	01	163,000
GRANTOR: GREENE KENNETH L						
GRANTEE: MCINTYRE MICAH L &						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

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												
53432 CLEAR LAKE DR, CALLAHAN																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						
TOTAL OB/XF 0																								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W30 S45 E30 N45\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	