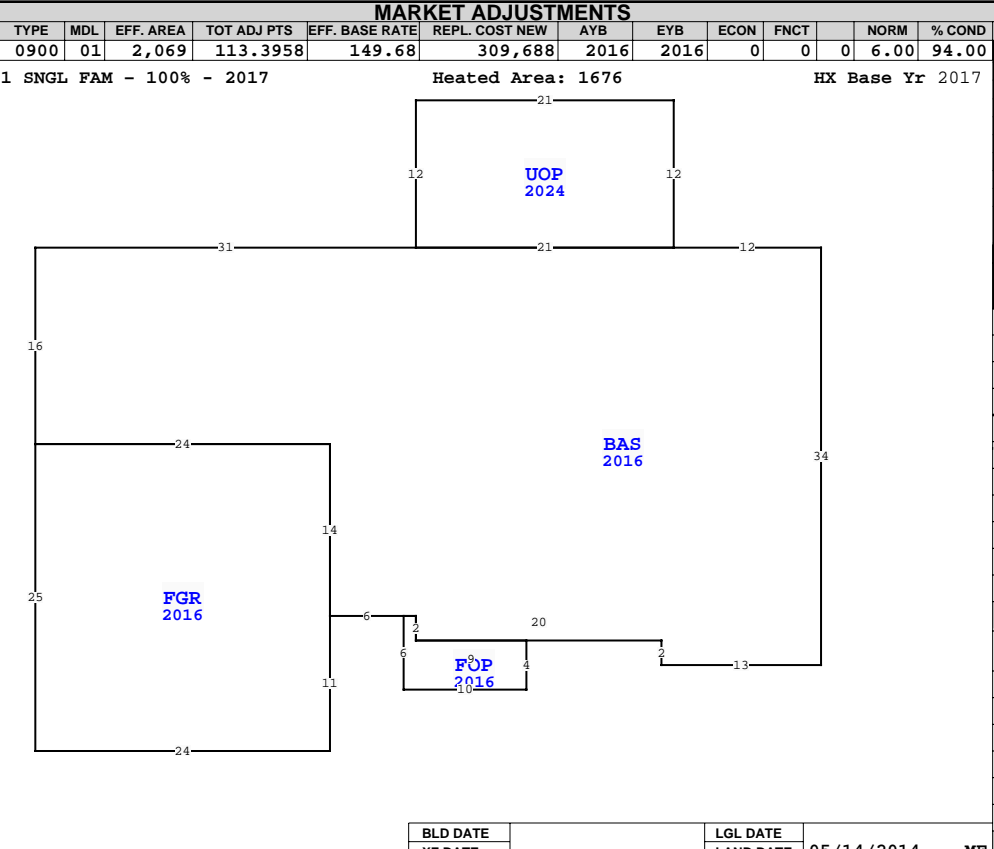




| ELEMENT          |                  | CD               | BUILDING CHARACTERISTICS |              | CONSTRUCTION         |  |
|------------------|------------------|------------------|--------------------------|--------------|----------------------|--|
| Exterior Wall    | 20               | FACE BRICK       | 100                      |              |                      |  |
| Roof Structur    | 03               | GABLE/HIP        | 100                      |              |                      |  |
| Roof Cover       | 03               | COMP SHNGL       | 100                      |              |                      |  |
| Interior Wall    | 05               | DRYWALL          | 100                      |              |                      |  |
| Interior Floor   | 13               | LVT/LAMMT        | 60                       |              |                      |  |
| Interior Floor   | 14               | CARPET           | 40                       |              |                      |  |
| 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          | 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              | 1,676            | 100              | 2016                     | 1,676        | 235,812              |  |
| FGR              | 600              | 55               | 2016                     | 330          | 46,430               |  |
| FOP              | 42               | 30               | 2016                     | 13           | 1,829                |  |
| UOP              | 252              | 20               | 2024                     | 50           | 7,035                |  |
| TOTALS           | 2,570            |                  |                          | 2,069        | 291,107              |  |



**NASSAU COUNTY PROPERTY** PAGE 1 of 2

| VALUATION SUMMARY         |              | STANDARD |
|---------------------------|--------------|----------|
| VALUATION BY              | Tax Group: 6 | STANDARD |
| BUILDING MARKET VALUE     | Tax Dist:    | 337,917  |
| TOTAL MARKET OB/XF VALUE  |              | 82,912   |
| TOTAL LAND VALUE - MARKET |              | 60,000   |
| TOTAL MARKET VALUE        |              | 480,829  |
| SOH/AGL Deduction         |              | 146,608  |
| ASSESSED VALUE            |              | 334,221  |
| TOTAL EXEMPTION VALUE     | HX HB        | 50,722   |
| BASE TAXABLE VALUE        |              | 283,499  |
| TOTAL JUST VALUE          |              | 480,829  |
| NCON VALUE                |              | 0        |
| INCOME VALUE              |              |          |
| PREVIOUS YEAR MKT VALUE   |              | 467,215  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22011832   | SWIM POOL   | 65,000  | 08/03/2022 |
| B1631676   | CO ISSUED   | 0       | 04/11/2016 |
| B1631776   | GARAGE      | 56,556  | 02/01/2016 |
| B1631676   | NEW CONSTR  | 212,210 | 02/01/2016 |

**SALES DATA**

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2043/0576         | 4/28/2016 | WD Q      | Q   | I   | 01     | 268,200    |

GRANTOR: KENNETH L GREENE CONT  
GRANTEE: STEFANO SHARI L & A

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2043/0571         | 4/28/2016 | QC U      | U   | I   | 11     | 100        |

GRANTOR: GREENE KENNETH I  
GRANTEE: KENNETH L GREENE CO

**EXTRA FEATURES**

53456 CLEAR LAKE DR, CALLAHAN

| 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   | 0812       | CONCRETE C  | 0       | 100 | 0  | 2,470.00 | SF | 4.00     | 4.00           | 100       | 2016    | 2016        | 3 | 95     | 9,386           |       |
| 2   | 0911       | SCRN RM A   | 1       | 100 | 0  | 1,431.00 | SF | 17.50    | 17.50          | 100       | 2024    | 2023        |   | 97     | 24,291          |       |
| 3   | 0861       | POOL GUNIT  | 1       | 100 | 30 | 450.00   | SF | 85.00    | 85.00          | 100       | 2024    | 2023        |   | 98     | 37,485          |       |
| 4   | 0871       | POOL HTR R  | 1       | 100 | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2024    | 2023        |   | 97     | 1,940           |       |
| 5   | 0855       | CONC PAVER  | 1       | 100 | 0  | 981.00   | SF | 10.00    | 10.00          | 100       | 2024    | 2023        |   | 100    | 9,810           |       |

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2016;ORIG=0,0] W12 W21 W31 S16 E24 S14 E6 E1 S2 E20 S2 E13 N34 \$

FGR=[YR=2016;ORIG=-64,16] S25 E24 N11 N14 W24 \$

FOP=[YR=2016;ORIG=-34,30] S6 E10 N4 W9 N2 W1 \$

UOP=[YR=2024;ORIG=-12,0] W21 N12 E21 S12 \$

**LAND DESCRIPTION**

TOTAL OB/XF 82,912

| 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     |                             |      |         |      |     |    |        |

