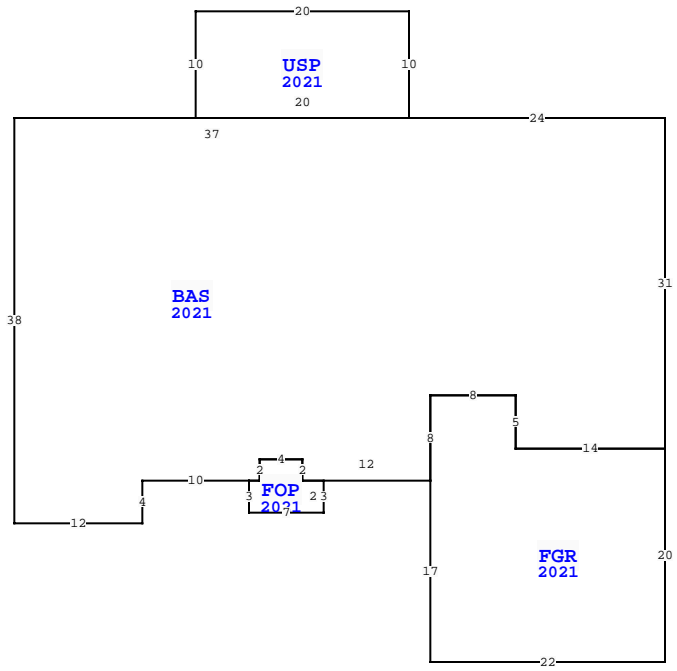




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	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	8015.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,008	100	2021
FGR	480	55	2021
FOP	29	30	2021
USP	200	30	2021
TOTALS	2,717		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,341	112.1610	148.05	346,585	2021	2021	0	0	0	2.25	97.75	
1 SNGL FAM - 100% - 2022 Heated Area: 2008 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			338,787
TOTAL MARKET OB/XF VALUE			5,774
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			404,561
SOH/AGL Deduction			107,616
ASSESSED VALUE			296,945
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			246,223
TOTAL JUST VALUE			404,561
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011450	CO ISSUED	0	03/19/2021
20011450	NEW CONSTR	261,363	11/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1630	4/01/2021	WD Q	Q	I	01	312,100
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KOMIVES GALYNA & PE						
2262/1949	3/11/2019	WD U	V		30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

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	0812	CONCRETE C	0	100	0	1,458.00	SF	4.00	4.00	100	2021	2021	3	99	5,774	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W24 USP=[YR=2021] N10 W20 S10 E20\$ W37 S38 E12 N4 E10 FOP=[YR=2021] S3 E7 N3 W2 N2 W4 S2 W1\$ E1 N2E4 S2 E12 FGR=[YR=2021] S17 E22 N20 W14 N5 W8 S8\$ N8 E8 S5 E14 N31\$.	

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
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							