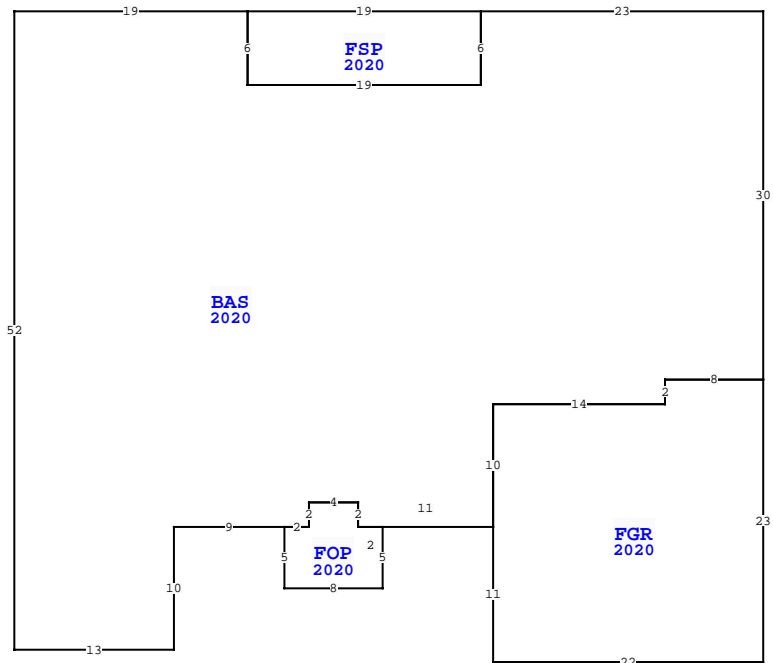


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,657	111.8880	147.69	392,412	2020	2020	0	0	0	3.00	97.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2334 HX Base Yr 2021													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2020	2,334	334,367
FGR	478	55	2020	263	37,677
FOP	48	30	2020	14	2,006
FSP	114	40	2020	46	6,590
TOTALS	2,974			2,657	380,640

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	1,500.00	SF	5.20	5.20	100	2020	2020	3	98	7,644	
2	0811	CONCRETE B	0	100	0	1,080.00	SF	5.20	5.20	100	2022	2022	3	99	5,560	

54033 MAIDSTONE CV, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 13,204													

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	394,399			
TOTAL MARKET OB/XF VALUE	13,204			
TOTAL LAND VALUE - MARKET	90,000			
TOTAL MARKET VALUE	497,603			
SOH/AGL Deduction	218,776			
ASSESSED VALUE	278,827			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	228,105			
TOTAL JUST VALUE	497,603			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	479,736			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015477	GARAGE	30,768	11/08/2021
20000995	CO ISSUED	0	08/03/2020
2000995	NEW CONSTR	296,344	02/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2398/0160	10/02/2020	WD Q	Q	I	01	365,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: HOOPER STEPHANIE R						
2262/1949	3/11/2019	WD U	V		30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W23 FSP=[YR=2020] W19 S6 E19 N6 S6 W19 N6 W19 S52 E13 N10 E9 FOP=[YR=2020] S5 E8 N5 W2 N2 W4 S2 W2 S E2 N2 E4 S2 E11 FGR=[YR=2020] S11 E22 N23 W8 S2 W14 S10 S N10 E14 N2 E8 N30\$.													

LAND DESCRIPTION														TOTAL OB/XF 13,204										
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	1.50	60,000.00	90,000.00	90,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 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	8015.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	2022
TOTALS	600		13,759

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% - 2021 Heated Area: 600 HX Base Yr 2021														
54033 MAIDSTONE CV, CALLAHAN														
BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE		

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			394,399
TOTAL MARKET OB/XF VALUE			13,204
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			497,603
SOH/AGL Deduction			218,776
ASSESSED VALUE			278,827
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			228,105
TOTAL JUST VALUE			497,603
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0160	10/02/2020	WD	Q	I	01	365,900
GRANTOR: KEN GREENE CONTRACTOR						
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2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W24 S25 E24 N25\$.

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
TOTAL OB/XF 0																

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	