

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,780	111.8880	147.69	410,578	2021	2021	0	0	2.25	97.75	

1 SNGL FAM - 100% - 2022 Heated Area: 2391 HX Base Yr 2022

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		413,546		
TOTAL MARKET OB/XF VALUE		14,662		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		488,208		
SOH/AGL Deduction		115,247		
ASSESSED VALUE		372,961		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		322,239		
TOTAL JUST VALUE		488,208		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		468,795		

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2021	2,059	297,252
FGR	506	55	2021	278	40,134
FOP	160	30	2021	48	6,929
FOP	186	30	2021	56	8,085
FUS	332	100	2021	332	47,930
PTO	25	5	2021	1	145
STR	64	10	2021	6	866
TOTALS	3,332			2,780	401,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000103	CO ISSUED	19,516	08/12/2021
21000099	GARAGE	19,516	01/11/2021
21000103	NEW CONSTR	311,467	01/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	R / I	RSN CD	SALE PRICE
2420/1560	12/28/2020	WD Q	Q	V	01	40,000

GRANTOR: KEN GREENE CONTRACTOR
GRANTEE: NORMAN ZACHARY N &
2262/1949 3/11/2019 WD U V 30 1,828,000
GRANTOR: GREEN KENNETH L
GRANTEE: KEN GREENE CONTRACT

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	2,410.00	SF	4.00	4.00	100	2021	2021	3	99	9,544	
2	0855	CONC PAVER	0	100 0	357.00	SF	10.00	10.00	100	2021	2021	3	99	3,534	
3	1127	BRICK 8"	0	100 0	144.00	SF	11.00	11.00	100	2021	2021	3	100	1,584	

TOTAL OB/XF													14,662			
54027 MAIDSTONE CV, CALLAHAN																

BUILDING NOTES																
FGR=[YR=2021] W22 S1 FOP=[YR=2021] W20 S8 BAS=[YR=2021] W1 S4 PTO=[YR=2021] W5 S5 E5 N5\$ S5 W12 S36 E12 FOP=[YR=2021] S6 E31 N6 W31\$ E43 N31 W22 N14 W20\$ E20 N8\$ S22 E22 N23\$ PTR=E20 FUS=[YR=2021] E13 S28 W5 STR=[YR=2021] S4 W8 N4 E4 N8 E4 S8\$ N8 W4 S8 W4 N28\$ W20\$.																

LAND DESCRIPTION																								
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							

TOTAL OB/XF																	14,662			
54027 MAIDSTONE CV, CALLAHAN																				

BUILDING DIMENSIONS																
FGR=[YR=2021] W22 S1 FOP=[YR=2021] W20 S8 BAS=[YR=2021] W1 S4 PTO=[YR=2021] W5 S5 E5 N5\$ S5 W12 S36 E12 FOP=[YR=2021] S6 E31 N6 W31\$ E43 N31 W22 N14 W20\$ E20 N8\$ S22 E22 N23\$ PTR=E20 FUS=[YR=2021] E13 S28 W5 STR=[YR=2021] S4 W8 N4 E4 N8 E4 S8\$ N8 W4 S8 W4 N28\$ W20\$.																

