

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	2.	2.100	
Units	0	100	
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.0400		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	824	100	824
FGR	486	55	267
FOP	10	30	3
FUS	1,260	100	1,260
STP	16	10	2
STR	60	10	6
UOP	1,220	20	244
TOTALS	3,876		2,606
			512,825

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,606	140.0256	199.54	520,001	2019	2019	0	0	1.38	98.62
1 SFR CUST - 0% - 2023											
Heated Area: 2084											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			512,825
TOTAL MARKET OB/XF VALUE			2,396
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			665,221
SOH/AGL Deduction			0
ASSESSED VALUE			665,221
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			665,221
TOTAL JUST VALUE			665,221
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181772	NEW CONSTR	298,881	05/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/0508	6/03/2020	SW	Q	I	01	556,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: CARTER JULIEN & ANT						
2264/1240	3/26/2019	WD	U	V	30	120,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	80.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0	0	0	162.00	SF	10.00	10.00	100	2019

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

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2019] W22 S21 BAS=[YR=2019] S39 E17 STP=[YR=2019] S4 E4 N4 FOP=[YR=2019] E1 N2 W5 S2 E4\$ W4\$ N2 E5 N37 W6 S4 W6 N4 W10\$ E10 S4 E6 N4 E6 N21\$ PTR=E15 FUS=[YR=2019] E22 S39 STR=[YR=2019] S15 W4 N15 E4\$ W4 S15 E4 S6 W22 N60\$ W15\$ PTR=E50 UOP=[YR=2019] E22 S16 W4 S25 E4 S19 W22 N60\$ W50\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	60.00	60.00	150,000							