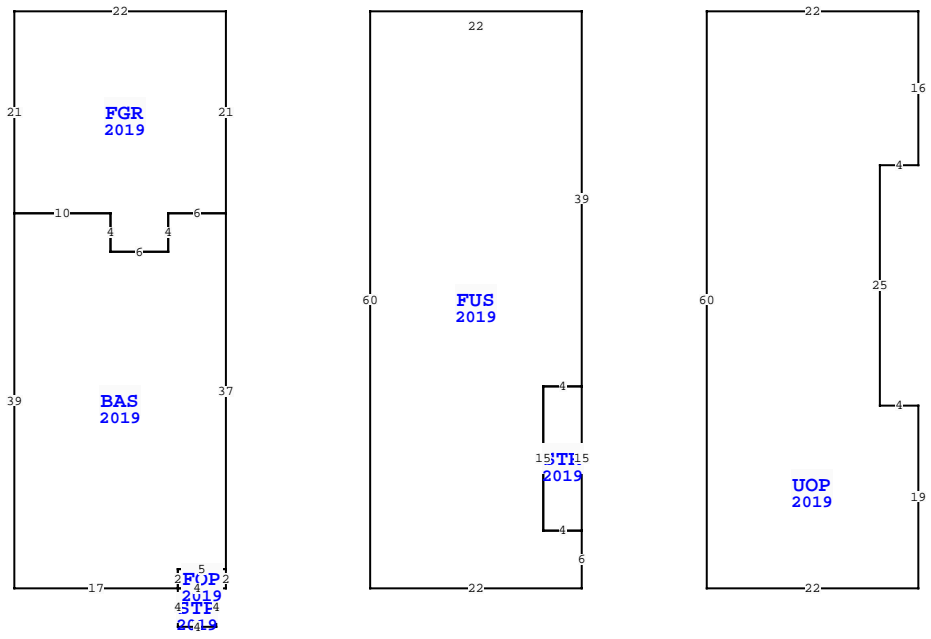


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	2.	2.	100
Units	0	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	SUBAREA MARKET VALUE
BAS	824	100	170,368
FGR	486	55	55,205
FOP	10	30	620
FUS	1,260	100	260,514
STP	16	10	413
STR	60	10	1,241
UOP	1,220	20	50,449
TOTALS	3,876		538,808

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2020							
			Heated Area:	2084			HX Base Yr	2020			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			538,808
TOTAL MARKET OB/XF VALUE			2,396
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			691,204
SOH/AGL Deduction			278,612
ASSESSED VALUE			412,592
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			362,592
TOTAL JUST VALUE			691,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181919	NEW CONSTR	298,881	06/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0385	7/26/2022	LE U	I	I	11	100

GRANTOR: SIMPSON JONATHAN P &
GRANTEE: SIMPSON MEGAN ROSE
2287/0671 6/25/2019 SW Q I 01 527,400
GRANTOR: ARTISAN HOMES LLC
GRANTEE: SIMPSON JONATHAN P

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	0855	CONC PAVER	0	100	0	80.00	SF	10.00	10.00	100	2019	2019	3	99	792	
2	0855	CONC PAVER	0	100	0	162.00	SF	10.00	10.00	100	2019	2019	3	99	1,604	

TOTAL OB/XF										2,396						
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BUILDING NOTES									
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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										2,396				
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	SFR	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							