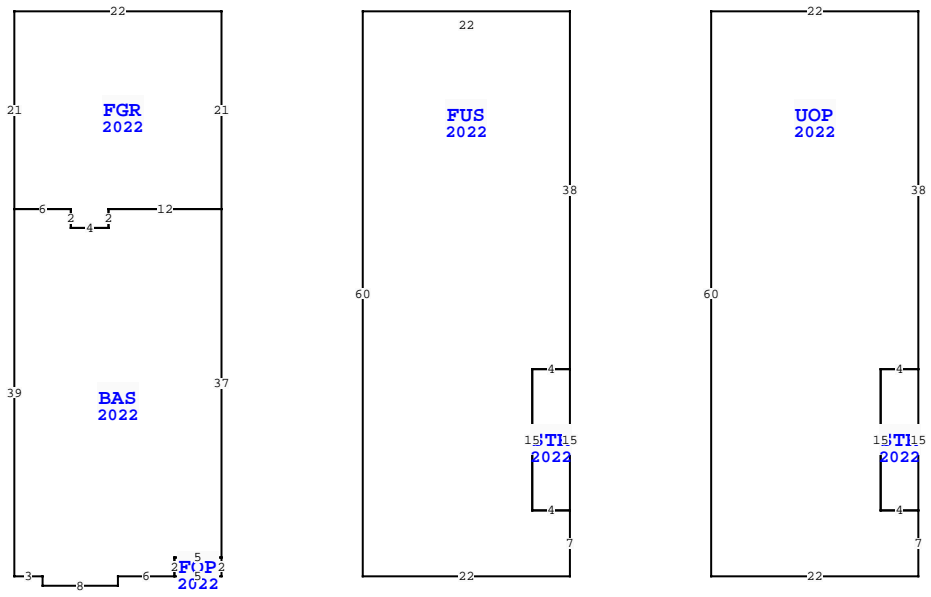


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	01	FLAT 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	03	MASONRY 100	
Stories	0	0 100	
Units		0 100	
Quality	06	Quality Level 06	
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	848	100	848
FGR	470	55	258
FOP	10	30	3
FUS	1,260	100	1,260
STR	60	10	6
STR	60	10	6
UOP	1,260	20	252
TOTALS	3,968		2,633
			384,286

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	100%	-	2023						
			Heated Area: 2108				HX Base Yr 2023				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			384,286
TOTAL MARKET OB/XF VALUE			16,620
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			550,906
SOH/AGL Deduction			0
ASSESSED VALUE			550,906
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			500,906
TOTAL JUST VALUE			550,906
NCON VALUE			400,286
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200212	NEW CONSTR	307,461	10/29/2020
20183226	NEW CONSTR	299,947	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0869	5/13/2022	SW	Q	I	01	603,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: DAMATO FRANK PAUL &						
2104/1308	2/28/2017	SW	Q	I	05	1,750,000
GRANTOR: FERNANDINA LUMBER & S						
GRANTEE: HARBOR VIEW-ARTISAN						

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	0		10.00	10.00	100	2022	2022	3	100	6,420	
2	0409	ELEVATOR R	0	100	0	0		10,200.00	10,200.00	100	2022	2022	3	100	10,200	

TOTAL OB/XF											
16,620											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2022] W22 S21 BAS=[YR=2022] S39 E3 S1 E8 N1 E6											
FOP=[YR=2022] E5 N2 W5 S2\$ N2 E5 N37 W12 S2 W4 N2 W6\$ E6 S2											
E4 N2 E12 N21\$ PTR=E15 FUS=[YR=2022] E22 S38 STR=[YR=2022]											
S15 W4 N15 E4\$ W4 S15 E4 S7 W22 N60\$ E37 UOP=[YR=2022] E22											
S38 STR=[YR=2022] S15 W4 N15 E4\$ W4 S15 E4 S7 W22 N60\$ W52\$.											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE2	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							