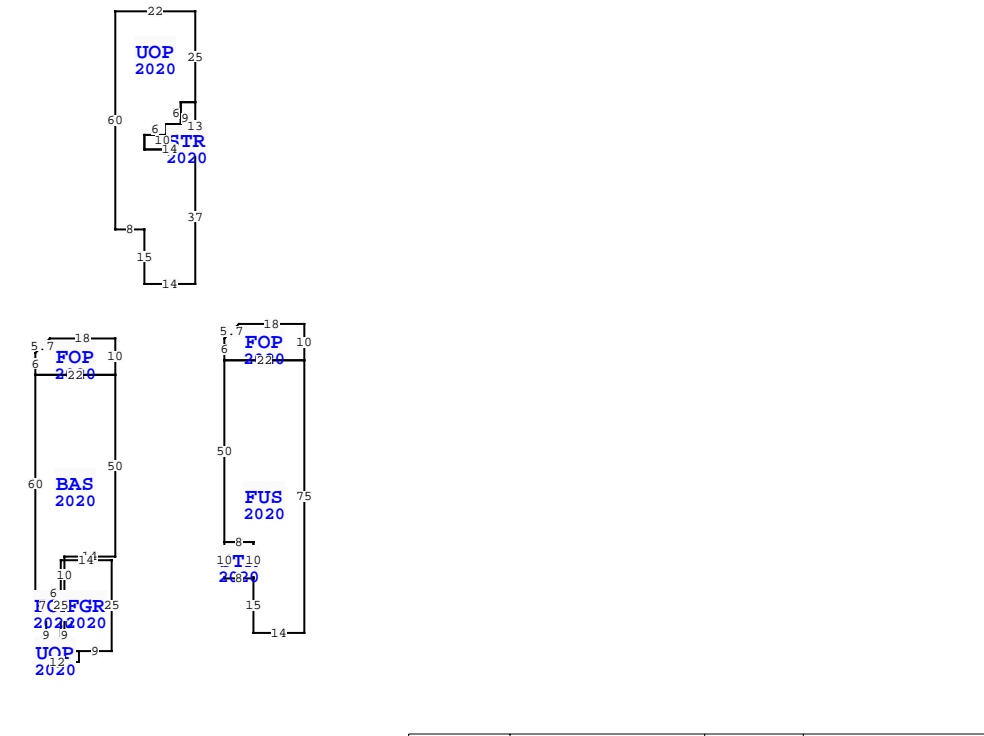




ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,281	138.5630	197.45	647,833	2020	2020	0	0	0.80	99.20



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			642,650
TOTAL MARKET OB/XF VALUE			2,851
TOTAL LAND VALUE - MARKET			167,750
TOTAL MARKET VALUE			813,251
SOH/AGL Deduction			50,377
ASSESSED VALUE			762,874
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			712,874
TOTAL JUST VALUE			813,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			740,654

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	231,127
FGR	350	55	192	37,607
FOP	42	30	13	2,546
FOP	212	30	64	12,536
FOP	212	30	64	12,536
FUS	1,450	100	1,450	284,013
STR	80	10	8	1,567
STR	92	10	9	1,763
UOP	81	20	16	3,134
UOP	1,426	20	285	55,823
TOTALS	5,125		3,281	642,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181639	NEW CONSTR	337,890	05/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0325	4/05/2021	SW	Q	I	01	900,000

GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ASTRIN CAL DAVE & R						
2113/1862	4/17/2017	SW	Q	I	05	200,000
GRANTOR: GLECKER LLC						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1	0855	CONC PAVER	0	100	0	0			288.00	SF	10.00	10.00	100	2020	2020	3	99	2,851	

BUILDING NOTES														
FOP=[YR=2020] W18 D4 L4 S6 BAS=[YR=2020] S60 E2														
FOP=[YR=2020] S7 E1 UOP=[YR=2020] S9 W3 S3 E12 N3														
FGR=[YR=2020] E9 N25 W14 S25 E1 E4 \$ W4 N9 W5\$ E5 N7 W6 \$ E6														
N10 E14 N50W22\$ E22 N10 \$ PTR= E30 FOP=[YR=2020] U4 R4 E18														
S10 FUS=[YR=2020] S75 W14 N15 STR=[YR=2020] W8 N10 E8 S10 \$														
N10 W8 N50 E22 \$ W22 N6 \$ W30 \$ PTR= N30 UOP=[YR=2020] N60														
E22 S25 STR=[YR=2020] W4 S9 W10 S4 E14 N13\$ W4 S6 W4 S3 W6														
S4 E14 S37 W14 N15 W8 \$ S30 \$.														

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	000100	C	SFR	100	0003	MU-1	0.00	0.00	3,050.00	SF		1.00	1.00	1.00	55.00	55.00	167,750							