

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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			
0500	11	2,397	156.5707	223.11	534,795	2020	2020	0	0	0	1.00	99.00		
1 SFR CUST - 100% - 2021 Heated Area: 2090 HX Base Yr 2021														

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0855	CONC PAVER	0 100	0 0
2	0855	CONC PAVER	0 100	0 0

TOTAL OB/XF														
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
1	0855	CONC PAVER	0 100	0 0	442.00	SF	10.00	10.00	100	2020	2020	3	99	4,376
2	0855	CONC PAVER	0 100	0 0	48.00	SF	10.00	10.00	100	2020	2020	3	99	475
TOTAL OB/XF 4,851														

LAND DESCRIPTION	
L N	USE CODE
1	000100

CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	529,447	
TOTAL MARKET OB/XF VALUE	4,851	
TOTAL LAND VALUE - MARKET	115,000	
TOTAL MARKET VALUE	649,298	
SOH/AGL Deduction	276,152	
ASSESSED VALUE	373,146	
TOTAL EXEMPTION VALUE	HX HB 50,000	
BASE TAXABLE VALUE	323,146	
TOTAL JUST VALUE	649,298	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	538,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001104	CO ISSUED	0	02/06/2020
19006891	NEW CONSTR	280,500	06/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1498	2/03/2020	SW Q	Q	I	01	522,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BASH RICHARD & HEID						
2170/0137	1/10/2018	SW Q	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W16 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 S58 FOP=[YR=2020] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2020] E19 N21 W21 S3 E2 S18\$ N18 W2 N3 E21 N41\$ PTR=E15 PUS=[YR=2020] E32 S21 W6 BAL=[YR=2020] S3 W7 N3 E7\$ W13 STR=[YR=2020] S4 W7 N4 E3 N10 E4 S10 \$ N10 W4 S5 W9 N16\$ W15\$.	