



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 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	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC 3043.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	743	100	743	121,405
FGR	432	55	238	38,889
FOP	36	30	11	1,797
FOP	119	30	36	5,882
FUS	1,295	100	1,295	211,602

TOTALS	2,625		2,323	379,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00
2	0855	CONC PAVER	0	0	0	0	460.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE	12/08/2021	BY	RK
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	11	2,323	172.8632	164.22	381,483	2021	2021	0	0
1 TOWNHOUSE - 0% - 0									
Heated Area: 2038									
HX Base Yr									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00
2	0855	CONC PAVER	0	0	0	0	460.00	SF	10.00

TOTAL OB/XF									
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1	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00
2	0855	CONC PAVER	0	0	0	0	460.00	SF	10.00

REVIEW DATE	12/08/2021	BY	RK
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
8									
VALUATION BY									
STANDARD									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
379,576									
TOTAL MARKET OB/XF VALUE									
14,800									
TOTAL LAND VALUE - MARKET									
115,000									
TOTAL MARKET VALUE									
509,376									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
509,376									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
509,376									
TOTAL JUST VALUE									
509,376									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
464,329									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20202973	NEW CONSTR	0	12/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0450	12/30/2021	SW	Q	I	01	478,100
GRANTOR:ARTISAN HOMES LLC						
GRANTEE: CARDENAS CESAR & ES						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2021] W21 S6 FOP=[YR=2021] W7 S17 BAS=[YR=2021] S20 FOP=[YR=2021] S6 E6 N6 W6 \$ E6 S6 E22 N28 W18 N3 W3 S5 W7 \$ E7 N17 \$ S12 E3 S3 E18 N21 \$ PTR= E30 FUS=[YR=2021] E7 N7 E21 S48 W28 N41 \$ W30 \$.									