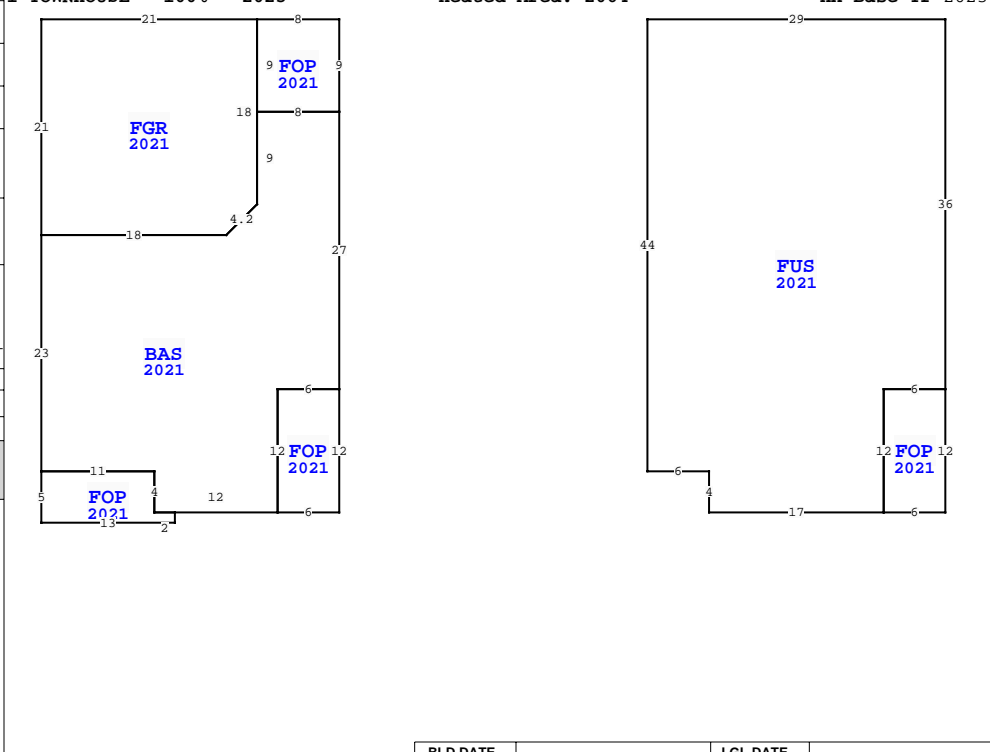


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

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							



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	768	100	768	129,403
FGR	437	55	240	40,439
FOP	57	30	17	2,865
FOP	72	30	22	3,706
FOP	72	30	22	3,706
FOP	72	30	22	3,706
FUS	1,296	100	1,296	218,368
TOTALS	2,774		2,387	402,194

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		402,194	
TOTAL MARKET OB/XF VALUE		14,800	
TOTAL LAND VALUE - MARKET		230,000	
TOTAL MARKET VALUE		646,994	
SOH/AGL Deduction		0	
ASSESSED VALUE		646,994	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		596,994	
TOTAL JUST VALUE		646,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209957	NEW CONSTR	0	12/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0473	9/15/2022	WD Q	I	01		750,000
GRANTOR: SIMMONS MICHAEL & AMY						
GRANTEE: ROSENBERG ALICIA RE						
2527/0458	12/30/2021	SW Q	I	01		529,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SIMMONS MICHAEL & A						

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	0409	ELEVATOR R	0	100	0	0		1.00	UT 10,200.00	100	2021	2021	3	100	10,200	
2	0855	CONC PAVER	0	100	0	0		460.00	SF 10.00	100	2021	2021	3	100	4,600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S23 FOP=[YR=2021] S5 E13 N1 W2 N4 W11 \$ E11 S4 E12 FOP=[YR=2021] E6 N12 W6 S12 \$ N12 E6 N27 W8 S9 D3 L3 W18 \$ E18 U3 R3 N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2021] E29 S36 FOP=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W17 N4 W6N44 \$ W30 \$.	

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			0.00	0.00	1.00	LT		1.00	1.00	2.00	115,000.00	230,000.00	230,000								