

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	2.	2.100	
Units	0	100	
Quality	01	Quality Level	01
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	824	100	824
FGR	486	55	267
FOP	10	30	3
FUS	1,260	100	1,260
STP	16	10	2
STR	60	10	6
UOP	1,220	20	244
TOTALS	3,876		2,606

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2020								
Heated Area: 2084											
HX Base Yr 2020											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			781,784
TOTAL MARKET OB/XF VALUE			12,572
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			919,356
SOH/AGL Deduction			484,186
ASSESSED VALUE			435,170
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			385,170
TOTAL JUST VALUE			919,356
NCON VALUE			10,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			691,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181919	NEW CONSTR	298,881	06/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0385	7/26/2022	LE U	I	I	11	100

GRANTOR: SIMPSON JONATHAN P &
GRANTEE: SIMPSON MEGAN ROSE
2287/0671 6/25/2019 SW Q I 01 527,400
GRANTOR: ARTISAN HOMES LLC
GRANTEE: SIMPSON JONATHAN P

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		80.00	SF	10.00	100	2019	2019	3	98	784
2	0855	CONC PAVER	0	100	0	0		162.00	SF	10.00	100	2019	2019	3	98	1,588
3	0409	ELEVATOR R	0	100	0	0		1.00	UT	10,200.00	100	2024	2023	100	100	10,200

LAND DESCRIPTION																								
L N	USE CODE	CLS	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	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	50.00	50.00	125,000							

TOTAL OB/XF										12,572														
REVIEW DATE 01/30/2024 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS																								