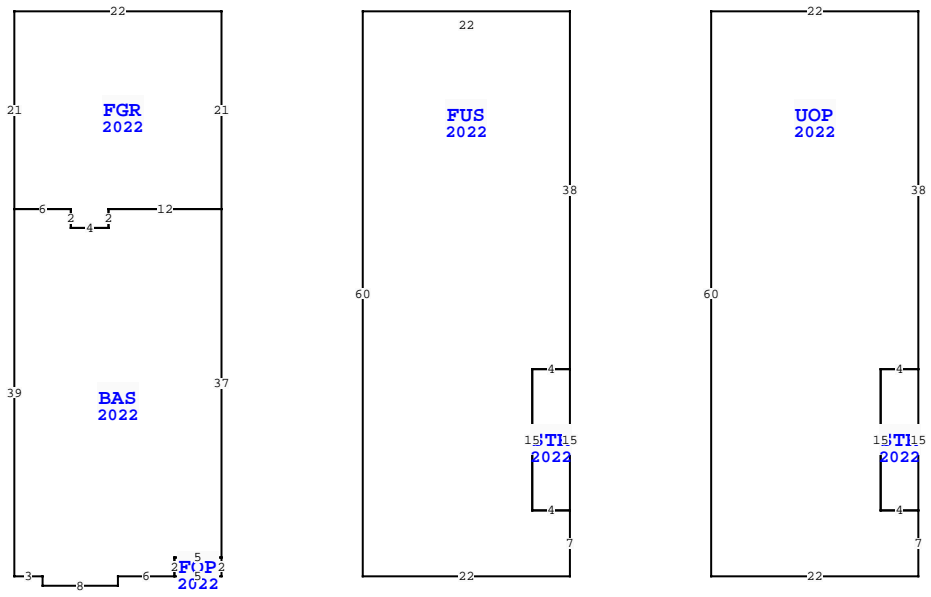


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	0	0	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	848	100	848
FGR	470	55	258
FOP	10	30	3
FUS	1,260	100	1,260
STR	60	10	6
STR	60	10	6
UOP	1,260	20	252
TOTALS	3,968		2,633
			681,876

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								
				Heated Area:	2108			HX Base Yr	2023		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			681,876
TOTAL MARKET OB/XF VALUE			16,620
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			823,496
SOH/AGL Deduction			256,063
ASSESSED VALUE			567,433
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			517,433
TOTAL JUST VALUE			823,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200212	NEW CONSTR	307,461	10/29/2020
20183226	NEW CONSTR	299,947	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0869	5/13/2022	SW	Q	I	01	603,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: DAMATO FRANK PAUL &						
2104/1308	2/28/2017	SW	Q	I	05	1,750,000
GRANTOR: FERNANDINA LUMBER & S						
GRANTEE: HARBOR VIEW-ARTISAN						

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	642.00	SF	10.00	10.00	100	2022	2022	3	100	6,420	
2	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/25/2024	MLU

BUILDING NOTES	
FGR=[YR=2022] W22 S21 BAS=[YR=2022] S39 E3 S1 E8 N1 E6 FOP=[YR=2022] E5 N2 W5 S2\$ N2 E5 N37 W12 S2 W4 N2 W6\$ E6 S2 E4 N2 E12 N21\$ PTR=E15 FUS=[YR=2022] E22 S38 STR=[YR=2022] S15 W4 N15 E4\$ W4 S15 E4 S7 W22 N60\$ E37 UOP=[YR=2022] E22 S38 STR=[YR=2022] S15 W4 N15 E4\$ W4 S15 E4 S7 W22 N60\$ W52\$.	

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	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							