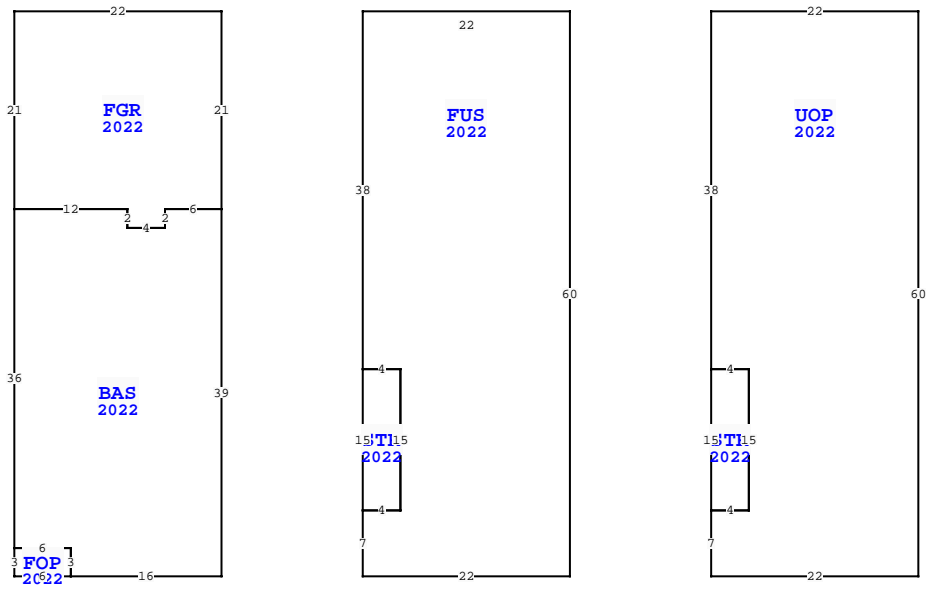


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK | 70 |
| Exterior Wall | 31 | HARDIE BRD | 30 |
| Roof Structure | 01 | FLAT | 100 |
| Roof Cover | 04 | BUILT-UP | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 70 |
| Interior Floor | 11 | CLAY TILE | 30 |
| 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 | 832 | 100 | 832 |
| FGR | 470 | 55 | 258 |
| FOP | 18 | 30 | 5 |
| FUS | 1,260 | 100 | 1,260 |
| STR | 60 | 10 | 6 |
| STR | 60 | 10 | 6 |
| UOP | 1,260 | 20 | 252 |
| TOTALS | 3,960 | | 2,619 |
| | | | 739,906 |

| 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: 2092 | | | | 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 | | 739,906 | |
| TOTAL MARKET OB/XF VALUE | | 16,620 | |
| TOTAL LAND VALUE - MARKET | | 125,000 | |
| TOTAL MARKET VALUE | | 881,526 | |
| SOH/AGL Deduction | | 427,648 | |
| ASSESSED VALUE | | 453,878 | |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | 403,878 | |
| TOTAL JUST VALUE | | 881,526 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 551,901 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20200211 | NEW CONSTR | 311,344 | 10/06/2020 |
| 20183229 | NEW CONSTR | 298,762 | 09/01/2018 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2563/0838 | 5/13/2022 | SW | Q | I | 01 | 662,900 |

| BUILDING NOTES | | | | | | |
|--------------------------------|-----------|----|---|---|----|-----------|
| GRANTOR: HARBOR VIEW-ARTISAN L | | | | | | |
| GRANTEE: DAMATO JENNIFER & F | | | | | | |
| 2104/1308 | 2/28/2017 | SW | Q | I | 05 | 1,750,000 |
| GRANTOR: FERNANDINA LUMBER & S | | | | | | |
| GRANTEE: HARBOR VIEW-ARTISAN | | | | | | |

| BUILDING DIMENSIONS | | | | | | |
|---|--|--|--|--|--|--|
| FGR=[YR=2022] W22 S21 BAS=[YR=2022] S36 FOP=[YR=2022] S3 E6 | | | | | | |
| N3 W6\$ E6 S3 E16 N39 W6 S2 W4 N2 W12\$ E12 S2 E4 N2 E6 N21\$ | | | | | | |
| PTR=E15 FUS=[YR=2022] E22 S60 W22 N7 STR=[YR=2022] N15 E4 S15 | | | | | | |
| W4\$ E4 N15 W4 N38\$ E37 UOP=[YR=2022] E22 S60 W22 N7 | | | | | | |
| STR=[YR=2022] N15 E4 S15 W4\$ E4 N15 W4 N38\$ W52\$. | | | | | | |

| 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 | |

| 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 | | | | | | | |