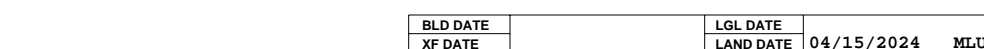


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	2,743	159.7152	239.57	657,141	2020	2020	0	0	0	1.50	98.50	
1 SFR CUST - 100% - 2021 Heated Area: 2442 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			647,284	
TOTAL MARKET OB/XF VALUE			4,672	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			816,956	
SOH/AGL Deduction			313,098	
ASSESSED VALUE			503,858	
TOTAL EXEMPTION VALUE			HX HB VX 55,000	
BASE TAXABLE VALUE			448,858	
TOTAL JUST VALUE			816,956	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			737,708	

Quality	03	Quality Level 03		
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
BAL	21	15	3	708
BAS	1,503	100	1,503	354,673
FGR	405	55	223	52,623
FOP	78	30	23	5,427
FOP	128	30	38	8,967
FUS	939	100	939	221,582
PTO	144	5	7	1,652
STR	68	10	7	1,652
TOTALS	3,286		2,743	647,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007674	NEW CONSTR	318,355	07/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1580	4/09/2020	SW	Q	I	02	559,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BURNS DAVID C & BAR						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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	436.00	SF	10.00	10.00	100	2020	2020	3	99	4,316	
2	0855	CONC PAVER	0	100	0	36.00	SF	10.00	10.00	100	2020	2020	3	99	356	

BUILDING NOTES				
BLD DATE				
LGL DATE				
XF DATE				
LAND DATE 04/15/2024 MLU				
AG DATE				

BUILDING DIMENSIONS									
BAS=[YR=2020] W16 PTO=[YR=2020] N9 W16 S9 FOP=[YR=2020] S8 E16 N8 W16\$ E16\$ S8 W16 S58 FOP=[YR=2020] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2020] E19 N21 W21 S3 E2 S18\$ N18 W2 N3 E21 N41\$ PTR=E15 FUS=[YR=2020] E32 S32 W6 BAL=[YR=2020] S3 W7 N3 E7\$ W13 STR=[YR=2020] S4 W7 N4 E3 N10 E4 S10 \$ N10 W4 S5 W9 N27\$ W15\$.									

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	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							