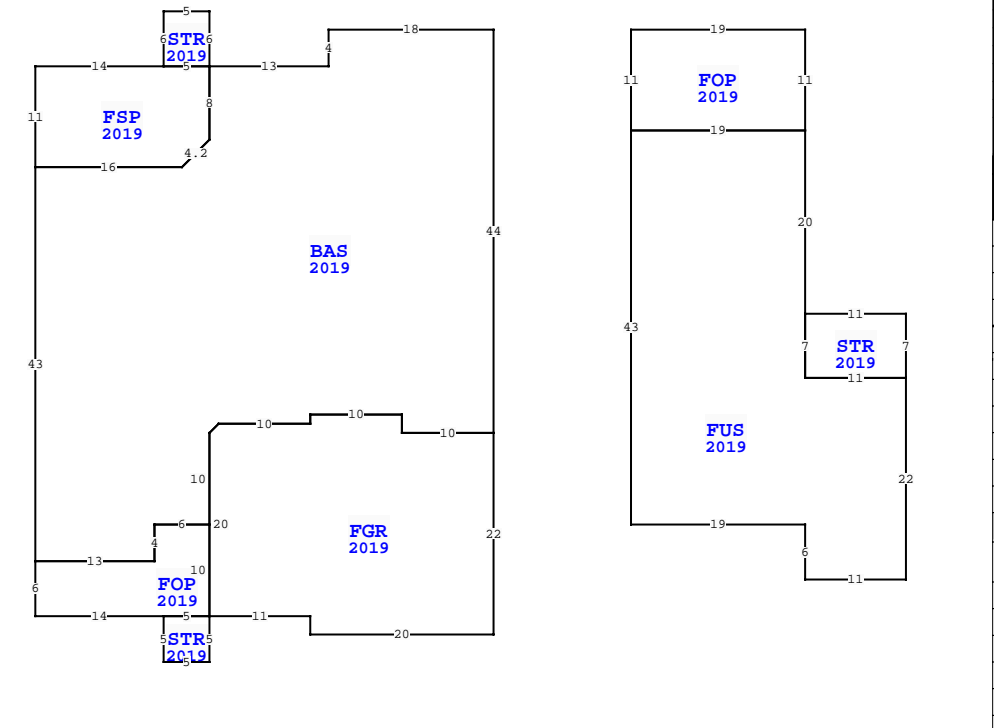


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 90
Exterior Wall	14 WD SHINGLE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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	01	3,717	105.8400	158.76	590,111	2019	2019	0	0	0	98.45

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE	580,964	
TOTAL MARKET OB/XF VALUE	13,044	
TOTAL LAND VALUE - MARKET	250,000	
TOTAL MARKET VALUE	844,008	
SOH/AGL Deduction	346,687	
ASSESSED VALUE	497,321	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	447,321	
TOTAL JUST VALUE	844,008	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	614,229	



Quality				
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA			
03	Quality Level 03			
04	04			
NEIGHBORHOOD/LOC				
4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2,079	324,946
FGR	691	55	380	59,394
FOP	138	30	41	6,408
FOP	209	30	63	9,847
FSP	205	40	82	12,816
FUS	1,059	100	1,059	165,521
STR	25	10	2	313
STR	30	10	3	469
STR	77	10	8	1,250
TOTALS	4,513		3,717	580,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801443	CO ISSUED	0	08/02/2019
B1801443	NEW CONSTR	410,379	02/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0451	9/30/2019	SW	Q	I	01	599,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: DUSTMAN NICK R & MA
2147/0788 9/22/2017 WD Q V 01 157,000
GRANTOR: MCGROGAN CONSULTING I
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	176.00	SF	10.00	10.00	100	2019	2019	3	98	1,725	
2	0855	CONC PAVER	0	100	0	1,155.00	SF	10.00	10.00	100	2019	2019	3	98	11,319	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W18 S4 W13 STR=[YR=2019] N6 W5 S6 FSP=[YR=2019] W14 S11 E16 R3 U3 N8W5\$E5\$ S8 D3 L3 W16 S43 FOP=[YR=2019] S6 E14 STR=[YR=2019] S5 E5 N5 FGR=[YR=2019] E11 S2 E20 N22 W10 N2 W10 S1 W10 L1 D1 S20\$ W5\$ E5 N10 W6 S4 W13\$ E13 N4 E6 N10 U1 R1 E10 N1 E10 S2 E10 N44\$ PTR= E15 FOP=[YR=2019] E19 S11 FUS=[YR=2019] S20 STR=[YR=2019] E11 S7 W11 N7\$ S7 E11 S22 W11 N6 W19 N43 E19\$ W19 N11\$ W15\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							