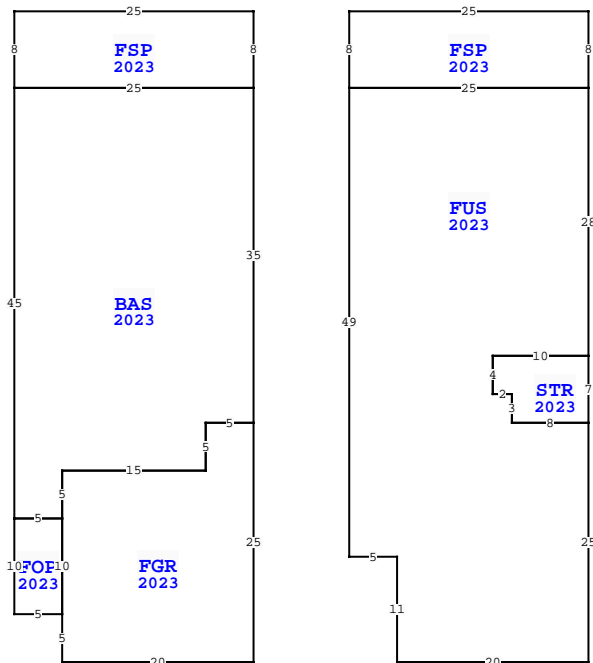




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	08	IRREGULAR	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.500		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,000	100	1,000
FGR	425	55	234
FOP	50	30	15
FSP	200	40	80
FSP	200	40	80
FUS	1,381	100	1,381
STR	64	10	6
TOTALS	3,320		2,796
			381,207

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	- 0%	- 2024									Heated Area: 2381	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			381,207
TOTAL MARKET OB/XF VALUE			36,594
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			592,801
SOH/AGL Deduction			0
ASSESSED VALUE			592,801
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			592,801
TOTAL JUST VALUE			592,801
NCON VALUE			396,457
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010575	CO		08/17/2023
22003785	NEW CONSTR	392,501	03/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1409	8/18/2023	SW	Q	I	01	690,300

GRANTOR: ARTISAN HOMES LLC
GRANTEE: SCROGGIN MICHAEL DA

BLD DATE		LGL DATE	
XF DATE	LAND DATE		
INC DATE		AG DATE	

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2023;ORIG=70,0] W25 S45 E5 N5 E15 N5 E5 N35 \$</p> <p>FSP=[YR=2023;ORIG=45,-8] E25 S8 W25 N8 \$</p> <p>FOP=[YR=2023;ORIG=50,45] W5 S10 E5 N10 \$</p> <p>FGR=[YR=2023;ORIG=50,40] E15 N5 E5 S25 W20 N5 N10 N5 \$</p> <p>FUS=[YR=2023;ORIG=80,0] E25 S28 W10 S4 E2 S3 E8 S25 W20 N11 W5 N49 \$</p> <p>FSP=[YR=2023;ORIG=80,-8] E25 S8 W25 N8 \$</p> <p>STR=[YR=2023;ORIG=95,28] E10 S7 W8 N3 W2 N4 \$</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	0921	CWALL-CC P	0	0	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	98	21,344	
2	0855	CONC PAVER	0	0	0	0	525.00	SF	10.00	10.00	100	2023	2023		100	5,250	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2023		100	10,000	

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							