

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	YEAR
BAS	832	100	2022
FGR	470	55	2022
FOP	18	30	2022
FUS	1,260	100	2022
STR	60	10	2022
STR	60	10	2022
UOP	1,260	20	2022
TOTALS	3,960		

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			773,606
TOTAL MARKET OB/XF VALUE			16,556
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			915,162
SOH/AGL Deduction			448,122
ASSESSED VALUE			467,040
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			416,318
TOTAL JUST VALUE			915,162
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			881,526

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 / I	V / I	RSN CD	SALE PRICE
2563/0838	5/13/2022	SW Q	Q	I	01	662,900

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

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	99	6,356	
2	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

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

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\$.											

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	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							