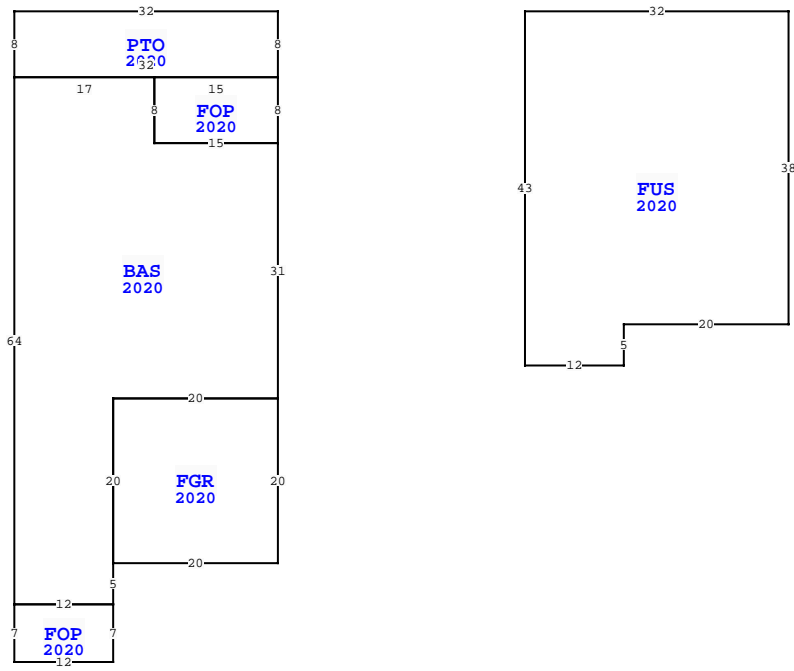


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	100	
Occupancy	00	NONE	100
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	YEAR
BAS	1,428	100	2020
FGR	400	55	2020
FOP	84	30	2020
FOP	120	30	2020
FUS	1,276	100	2020
PTO	256	5	2020
TOTALS	3,564		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2021							
Heated Area: 2704						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			698,255
TOTAL MARKET OB/XF VALUE			6,660
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			869,915
SOH/AGL Deduction			326,722
ASSESSED VALUE			543,193
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			492,471
TOTAL JUST VALUE			869,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			837,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003201	NEW CONSTR	342,913	04/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1737	10/05/2020	SW	Q	I	01	620,800
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: NELSON MARK J & MAR						
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	326.00	SF	10.00	10.00	100	2020	2020	3	98	3,195	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/15/2024 MLU			

BUILDING NOTES														
BUILDING DIMENSIONS														
PTO=[YR=2020] W32 S8 BAS=[YR=2020] S64 FOP=[YR=2020] S7 E12 N7 W12 \$ E12 N5 FGR=[YR=2020] E20 N20 W20 S20 \$ N20 E20 N31 FOP=[YR=2020] N8 W15 S8 E15 \$ W15 N8 W17 \$ E32 N8 \$ PTR=E30 FUS=[YR=2020] E32 S38 W20 S5 W12 N43 \$ W30 \$.														

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							