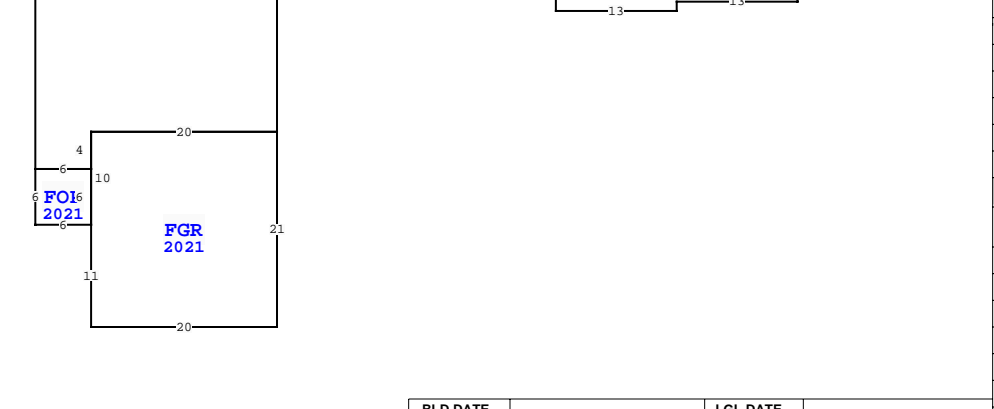


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	2,379	120.9320	191.07	454,556	2021	2021	0	0	1.50	98.50		
1 SFR CUST - 0% - 2024 Heated Area: 2101 HX Base Yr													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	2021	1,178	221,704
FGR	420	55	2021	231	43,475
FOP	36	30	2021	11	2,070
FOP	120	30	2021	36	6,776
FUS	923	100	2021	923	173,713
TOTALS	2,677			2,379	447,738

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			447,738
TOTAL MARKET OB/XF VALUE			3,010
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			615,748
SOH/AGL Deduction			0
ASSESSED VALUE			615,748
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			615,748
TOTAL JUST VALUE			615,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			595,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20208897	CO ISSUED	0	10/25/2021
20208897	NEW CONSTR	0	12/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/943	5/26/2023	WD	Q	I	01	745,000
GRANTOR: H.A.A.R. LLC						
GRANTEE: HENDERSON ROBERT AL						
2508/1004	10/22/2021	SW	Q	I	01	691,200
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: H.A.A.R. 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	0	0	304.00	SF	10.00	10.00	100	2021	2021	3	99	3,010	

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2021] W14 FOP=[YR=2021] W12 S10 E12 N10 \$ S10 W12 S43 FOP=[YR=2021] S6 E6 FGR=[YR=2021] S11 E20 N21 W20 S10\$ N6 W6 \$ E6 N4 E20 N49 \$ PTR= E30 FUS=[YR=2021] E26 S35 W13 S1 W13 N36 \$ 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							