

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 Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
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	
1	SFR	CUST	- 0%	- 0	246.76	645,771	2021	2021	0	0	1.50	98.50

Heated Area: 2567 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			636,084
TOTAL MARKET OB/XF VALUE			7,960
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			809,044
SOH/AGL Deduction			25,005
ASSESSED VALUE			784,039
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			784,039
TOTAL JUST VALUE			809,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			779,914

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	399	100	2021	399	96,980
BAS	1,118	100	2021	1,118	271,740
FOP	36	30	2021	11	2,673
FOP	108	30	2021	32	7,778
FUS	1,050	100	2021	1,050	255,212
STR	68	10	2021	7	1,701
TOTALS	2,779			2,617	636,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212782	CO ISSUED	0	03/01/2021
20002782	NEW CONSTR	288,933	06/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1524	1/08/2025	LE	U	I	11	100

GRANTOR: STOWERS CHRISTOPHER J
GRANTEE: CJS TRUST
2491/0353 8/24/2021 SW Q I 01 785,000
GRANTOR: ARTISAN HOMES LLC
GRANTEE: STOWERS CHRISTOPHER

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	804.00	SF	10.00	10.00	100	2021	2021	3	99	7,960	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FOP=[YR=2021] W12 S9 E12 N9 \$ S9 W12 S47 FOP=[YR=2021] S4 E9 N1 BAS=[YR=2021] E19 N21 W19 S21 \$ N3 W9 \$ E9 N18 E19 N38 \$ PTR= E30 FUS=[YR=2021] E14 S4 E14 S40 W19 STR=[YR=2021] S3 W4 N17 E4 S14 \$ N14 W9 N30 \$ 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									