

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	60
Interior Floor	14	CARPET	40
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.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,186	100	2022
FGR	400	55	2022
FOP	36	30	2022
FSP	132	40	2022
FUS	854	100	2022
STR	56	10	2022
TOTALS	2,664		

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%	- 2023								
					Heated Area: 2040			HX Base Yr				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,186	100	2022	1,186	297,093							
FGR	400	55	2022	220	55,110							
FOP	36	30	2022	11	2,755							
FSP	132	40	2022	53	13,277							
FUS	854	100	2022	854	213,927							
STR	56	10	2022	6	1,503							
TOTALS	2,664			2,330	583,664							

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			583,664	
TOTAL MARKET OB/XF VALUE			3,010	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			751,674	
SOH/AGL Deduction			0	
ASSESSED VALUE			751,674	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			751,674	
TOTAL JUST VALUE			751,674	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			724,954	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009715	CO ISSUED	0	11/04/2022
21014113	NEW CONSTR	331,277	10/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1959	11/17/2022	SW	Q	I	01	778,300
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DYE FAMILY REVOCABL						
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	0855	CONC PAVER	0	0	0	0		10.00	100	2022	2022	3	99	3,010	

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

BUILDING DIMENSIONS												
BAS=[YR=2022] W14 FSP=[YR=2022] W12 S11 E12 N11\$ S11 W12 S42												
FOP=[YR=2022] S6E6 FGR=[YR=2022] S11E20 N20 W20 S9 \$ N6W6\$												
E6 N3 E20 N50\$ PTR=E15 FUS=[YR=2022] E26 S15 STR=[YR=2022]												
S14 W4 N14 E4\$ W4 S14 E4 S6 W26 N35\$ W15\$.												

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								