

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 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	3 100
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			
0500	11	2,741	154.9603	244.84	671,106	2018	2018	0	0	0	3.00	97.00		

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	488.00	SF	7.00	7.00	100	2018	2018	3	97	3,314	

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	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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	650,973			
TOTAL MARKET OB/XF VALUE	3,314			
TOTAL LAND VALUE - MARKET	165,000			
TOTAL MARKET VALUE	819,287			
SOH/AGL Deduction	0			
ASSESSED VALUE	819,287			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	819,287			
TOTAL JUST VALUE	819,287			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	789,504			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801351	CO ISSUED	0	11/29/2018
B1801351	NEW CONSTR	306,407	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/765	2/21/2024	WD	Q	I	01	850,000

GRANTOR: SUNSHINE BAYOU LLC	GRANTEE: TENNESON CORY AL &
2241/0916	11/30/2018 SW Q I 01 488,000
GRANTOR: ARTISAN HOMES LLC	GRANTEE: SUNSHINE BAYOU LLC

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E19 N17 E2 N3 W21\$ E21 S3 W2 S21 FOP=[YR=2018] S6 E13 N6 W13\$ E13 N58 W16 N8\$ S8 E16 N8\$ PTR=E15 FUS=[YR=2018] E32 S27 W9 STR=[YR=2018] S5 W4 N10 E4 S5\$ N5 W4 S10 W6 BAL=[YR=2018] S3 W6 N3 E6\$ W13 N32\$ W15\$.</p>	