

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 Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,392	159.4333	251.90	602,545	2019	2019	0	0	0	2.50	97.50		
1 SFR CUST - 0% - 0 Heated Area: 2113 HX Base Yr														

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

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	1,522	100	2019	1,522	373,807
FGR	386	55	2019	212	52,068
FOP	78	30	2019	23	5,649
FOP	128	30	2019	38	9,333
FUS	591	100	2019	591	145,151
STR	64	10	2019	6	1,473
TOTALS	2,769			2,392	587,481

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		416.00	SF	7.00				7.00	2,825

TOTAL OB/XF														
														2,825

LAND DESCRIPTION																								
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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		587,481	
TOTAL MARKET OB/XF VALUE		2,825	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		755,306	
SOH/AGL Deduction		157,225	
ASSESSED VALUE		598,081	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		598,081	
TOTAL JUST VALUE		755,306	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		728,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803271	NEW CONSTR	266,154	03/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2294/1695	7/29/2019	SW Q	Q	I	02	499,000

GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WAGNER RUSSELL & BR						
2170/0137	1/10/2018	SW Q	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES													
BAS=[YR=2019] W16 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S8													
FOP=[YR=2019] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2019] E19 N20 W21													
S3 E2 S17\$ N17 W2 N3 E21 N42\$ PTR=E15 FUS=[YR=2019] E32 S21													
W19 STR=[YR=2019] S4 W7 N4 E3 N9 E4 S9\$ N9 W4 S4 W9 N16\$													
W15\$.													

BUILDING DIMENSIONS													
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