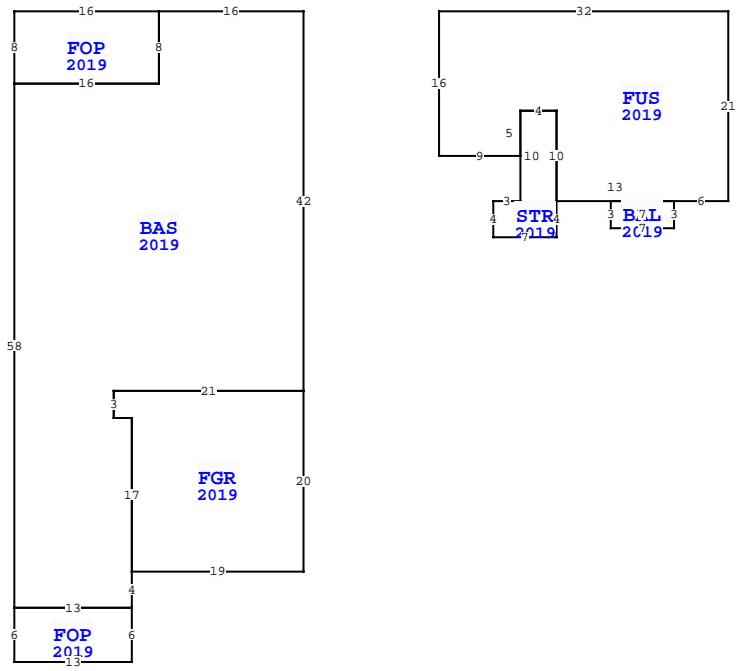


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2.50	97.50	
1 SFR CUST - 100% - 2020 Heated Area: 2109 HX Base Yr 2020												



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
BAL	21	15	2019	3	737
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	587	100	2019	587	144,168
STR	68	10	2019	7	1,719
TOTALS	2,790			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	100	0	511.00	SF	10.00	10.00	100	2019	2019	3	97	4,957	
2	0855	CONC PAVER	0	100	0	40.00	SF	10.00	10.00	100	2019	2019	3	97	388	

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	100		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			5,345
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			757,826
SOH/AGL Deduction			299,234
ASSESSED VALUE			458,592
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			407,870
TOTAL JUST VALUE			757,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			731,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900135	NEW CONSTR	276,817	01/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2286/1238	6/26/2019	SW Q	Q	I	02	455,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GOLDEN LIVING TRUST						
2170/0137	1/10/2018	SW Q	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2019] W16 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S58 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 W6 BAL=[YR=2019] S3 W7 N3 E7\$ W13 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10 \$ N10 W4 S5 W9 N16\$ W15\$.												

TOTAL OB/XF												
5,345												