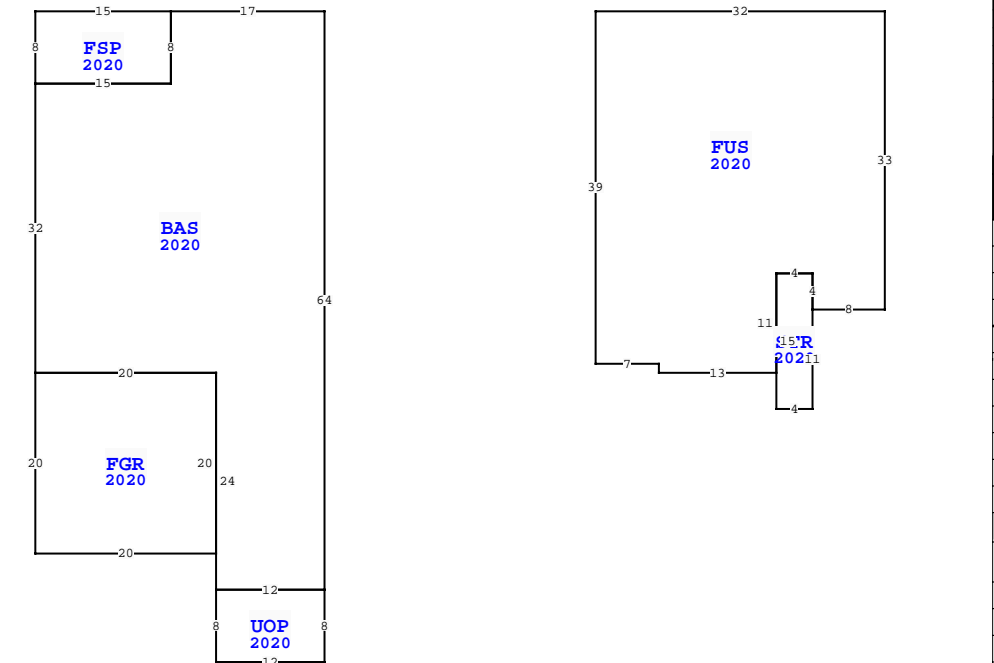


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,448	100	2020
FGR	400	55	2020
FSP	120	40	2020
FUS	1,173	100	2020
STR	60	10	2020
UOP	96	20	2020
TOTALS	3,297		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 2621						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		679,233	
TOTAL MARKET OB/XF VALUE		4,959	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		849,192	
SOH/AGL Deduction		343,833	
ASSESSED VALUE		505,359	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		454,637	
TOTAL JUST VALUE		849,192	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		818,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008215	NEW CONSTR	342,986	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1093	2/27/2020	SW	Q	I	02	543,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: TICKLE THOMAS R REV						
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	100	0	442.00	SF	10.00	10.00	100	2020	2020	3	98	4,332	
2	0855	CONC PAVER	0	100	16	64.00	SF	10.00	10.00	100	2020	2020	3	98	627	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W17 FSP=[YR=2020] W15 S8 E15 N8 S8 W15 S32 FGR=[YR=2020] S20 E20N20 W20 \$ E20 S24 UOP=[YR=2020] S8 E12 N8 W12 \$ E12 N64 \$ PTR= E30 FUS=[YR=2020] E32 S33 W8STR=[YR=2020] S11W4 N15 E4 S4 \$ N4 W4 S11 W13 N1 W7 N39\$ 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							