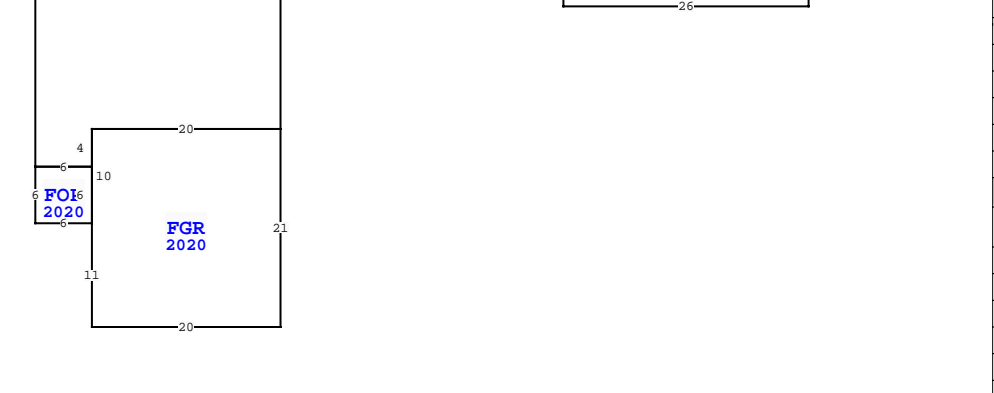


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	2,340	155.6995	246.01	575,663	2020	2020	0	0	2.00	98.00		
1 SFR CUST - 100% - 2021 Heated Area: 2062 HX Base Yr 2021													



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	1,152	100	2020	1,152	277,736
FGR	420	55	2020	231	55,691
FOP	36	30	2020	11	2,652
FOP	120	30	2020	36	8,679
FUS	910	100	2020	910	219,392
TOTALS	2,638			2,340	564,150

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			564,150
TOTAL MARKET OB/XF VALUE			6,875
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			736,025
SOH/AGL Deduction			282,816
ASSESSED VALUE			453,209
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			402,487
TOTAL JUST VALUE			736,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			710,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20202574	CO ISSUED	0	11/24/2020
20002574	NEW CONSTR	0	05/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/1554	12/09/2020	SW	Q	I	02	474,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BAUSCH BECKY TRUST						
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	348.00	SF	10.00	10.00	100	2020	2020	3	98	3,410	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

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

BUILDING DIMENSIONS			
BAS=[YR=2020] W14 FOP=[YR=2020] W12 S10 E12 N10 \$ S10 W12			
S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S11 E20 N21 W20 S10 \$			
N6 W6 \$ E6 N4 E20 N48\$ PTR= E30 FUS=[YR=2020] E26 S35 W26			
N35 \$ 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							