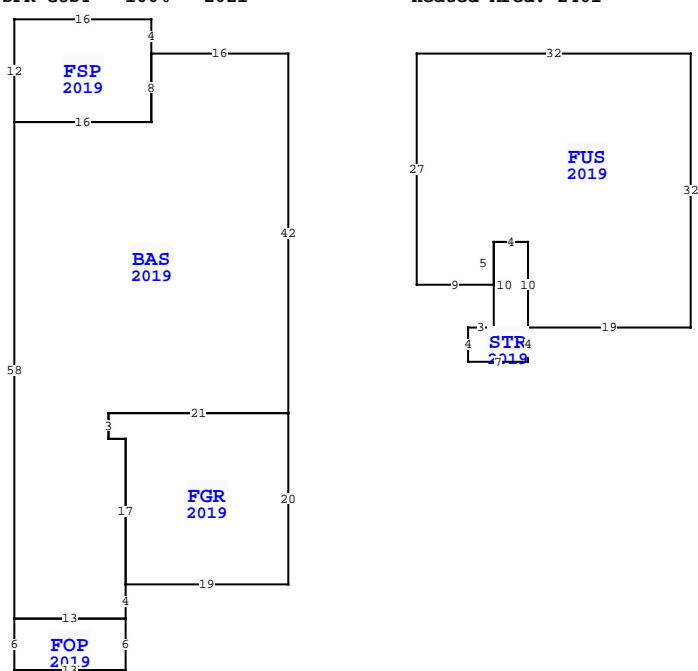


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
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	1,522	100	2019
FGR	386	55	2019
FOP	78	30	2019
FSP	192	40	2019
FUS	939	100	2019
STR	68	10	2019
TOTALS	3,185		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,780	154.9603	244.84	680,655	2019	2019	0	0	2.50	97.50
1 SFR CUST - 100% - 2021 Heated Area: 2461 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			663,639
TOTAL MARKET OB/XF VALUE			5,734
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			809,373
SOH/AGL Deduction			298,821
ASSESSED VALUE			510,552
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			459,830
TOTAL JUST VALUE			809,373
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			779,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912348	CO ISSUED	0	12/03/2019
B1905360	NEW CONSTR	325,917	05/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2322/0181	11/22/2019	SW Q	Q I	01	536,900	
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DAME JOHN A & DIANE						
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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
2	0855	CONC PAVER	0	100	0	368.00	SF	10.00	10.00	100	2019	2019	3	97	3,570	
3	0855	CONC PAVER	0	100	7	21.00	SF	10.00	10.00	100	2019	2019	3	97	204	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W16 FSP=[YR=2019] N4 W16 S12 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 S32 W19 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10\$ N10 W4 S5 W9 N27\$ W15\$.	

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	140,000.00	140,000.00	140,000							