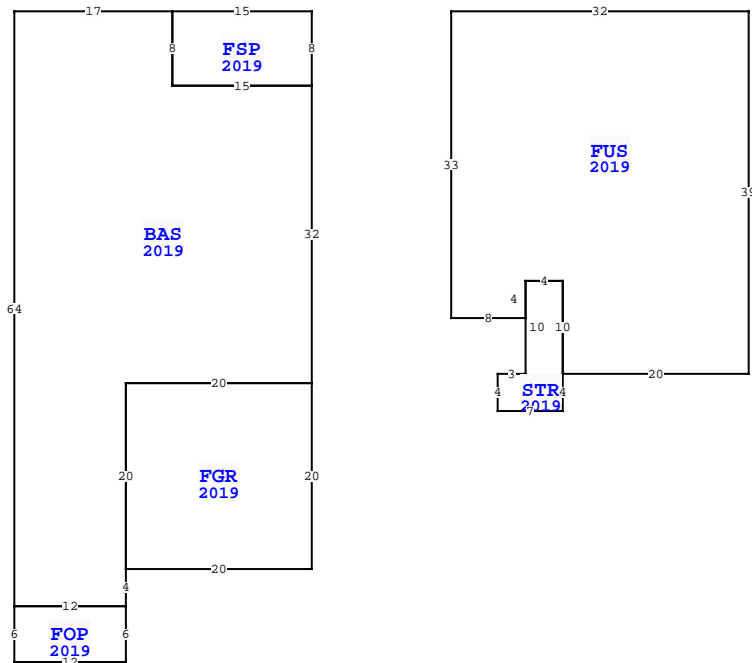


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	
1	SFR	CUST	- 100%	- 2020								
Heated Area: 2608					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
BAS	1,448	100	2019	1,448	326,211
FGR	400	55	2019	220	49,562
FOP	72	30	2019	22	4,956
FSP	120	40	2019	48	10,814
FUS	1,160	100	2019	1,160	261,329
STR	68	10	2019	7	1,577
TOTALS	3,268			2,905	654,448

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE			654,448	
TOTAL MARKET OB/XF VALUE			4,909	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			824,357	
SOH/AGL Deduction			322,687	
ASSESSED VALUE			501,670	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			450,948	
TOTAL JUST VALUE			824,357	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			794,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005790	NEW CONSTR	342,026	06/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/0206	11/15/2019	SW	Q	I	02	516,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MURPHY KEVIN J & DE						
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	458.00	SF	10.00	10.00	100	2019	2019	3	97	4,443	
2	0855	CONC PAVER	0	100	0	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	

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

BUILDING DIMENSIONS												
FSP=[YR=2019] W15 BAS=[YR=2019] W17 S64 FOP=[YR=2019] S6 E12 N6 W12\$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N32 W15 N8\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2019] E32 S39 W20 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10 \$ N10 W4 S4 W8 N33\$ W15\$.												

LAND DESCRIPTION													TOTAL OB/XF					4,909						
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							

REVIEW DATE 12/31/2019 BY DJ																								
Total Acres: 0.00					Total Land Value: 165,000					Market: 0					Agricultural: 0					Common: 165,000				
PRINTED 07/30/2025 BY SYS																								