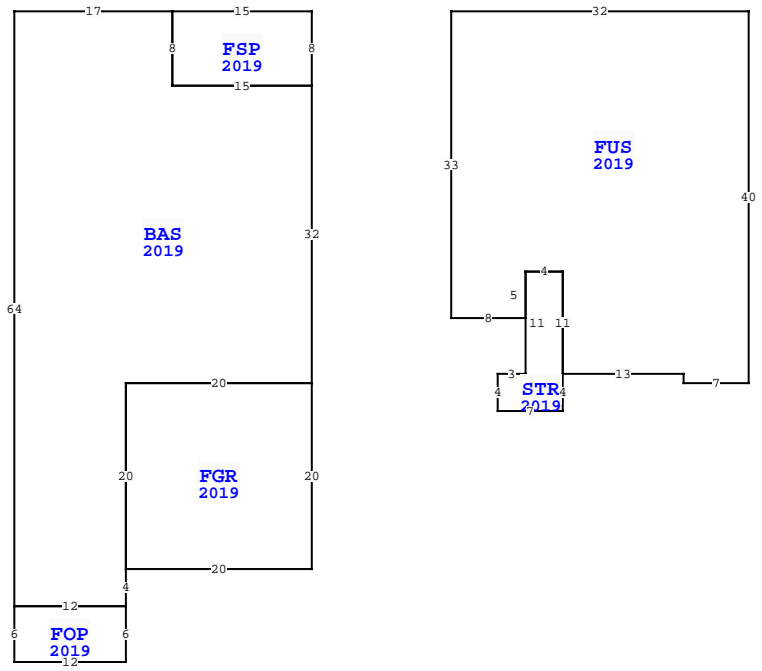


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
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	2019
FGR	400	55	2019
FOP	72	30	2019
FSP	120	40	2019
FUS	1,163	100	2019
STR	72	10	2019
TOTALS	3,275		

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%	- 2023								
Heated Area: 2611					HX Base Yr 2023						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			655,124
TOTAL MARKET OB/XF VALUE			5,217
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			825,341
SOH/AGL Deduction			65,159
ASSESSED VALUE			760,182
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			709,460
TOTAL JUST VALUE			825,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			795,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013045	CO ISSUED	0	12/30/2019
19006890	NEW CONSTR	343,128	06/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/0220	8/23/2022	WD	Q	I	02	875,000
GRANTOR: GILLESPIE JOSEPH E &						
GRANTEE: HAGGART W TODD & AN						
2338/0436	12/30/2019	SW	U	I	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GILLESPIE JOSEPH E						

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	450.00	UT	10.00	10.00	100	2019	2019	3	97	4,365	
2	0855	CONC PAVER	0	100	13	39.00	SF	10.00	10.00	100	2019	2019	3	97	378	
3	0855	CONC PAVER	0	100	20	60.00	SF	10.00	10.00	100	2001	2001	3	79	474	

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

BUILDING NOTES	
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 S40 W7 N1 W13 STR=[YR=2019] S4 W7 N4 E3 N11 E4 S11\$ N11 W4 S5 W8 N33\$ 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	165,000.00	165,000.00	165,000							